

FILED
GREENVILLE CO. S. C.

SEP 9 4 12 PM '71

BOOK 1206 PAGE 195

USL—FIRST MORTGAGE ON REAL ESTATE

OLLIE FARNSWORTH

MORTGAGE

State of South Carolina }

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

LUCY S. KUHNE

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of **Seventy-five Thousand and No/100**-----

DOLLARS (\$75,000.00), with interest thereon from date at the rate of **seven and one-fourth** per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown as Lots 16 and 17 on a plat of the property of Ruth H. Lynch dated August, 1962, prepared by Piedmont Engineering Service recorded in Plat Book XX at page 71 and having, according to said plat; the following metes and bounds:

BEGINNING at an iron pin on the Southwestern side of La Vista Court at the joint front corner of Lots 17 and 18 and running thence with Lot 18, S. 48-25 W. 108 feet to an iron pin at joint rear corner of Lots 16, 17, 18 and 19; thence with Lot 19 S. 45-05 W. 115.5 feet to an iron pin at joint front corner of Lots 16 and 19; thence N. 27-23 W. 126.8 feet to an iron pin; thence with the curvature of the intersection of Pineforest Drive and La Vista Way the chord being N. 10-20 W. 40.3 feet to an iron pin on La Vista Way; thence with said Way N. 48-03 E. 57.5 feet to an iron pin at joint corner of Lots 16 and 17; thence with the curvature of the intersection of La Vista Way and La Vista Court the chord being N. 89-54 E. 36 feet to an iron pin on the Southwestern side of La Vista Court; thence with said court S. 46-12 E. 120 feet to the point of beginning.

ALSO; All that certain piece, parcel or strip of land situate on the North-eastern side of Pineforest Drive in the County of Greenville, State of South Carolina, being shown as a strip of three feet, more or less, and immediately adjoining Lot 16 as shown on a plat of the property of Ruth H. Lynch dated August, 1962, prepared by Piedmont Engineering Service and recorded in Plat Book XX at page 71 in the R.M.C. Office for Greenville County. This strip runs the entire length along the Southwestern side of Lot 16.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.