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GREENVILLE CO. S. C.

SEP 22 3 00 PM '71

BOOK 1207 PAGE 329

USL—FIRST MORTGAGE ON REAL ESTATE

OLLIE FARNSWORTH
MORTGAGE

State of South Carolina }

COUNTY OF GREENVILLE }

To All Whom These Presents May Concern: We, Raymond J. Duell and Gisela L. Duell, (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 Nineteen Thousand, Two Hundred and No/100----- DOLLARS (\$ 19,200. 00), with interest thereon from date at the rate of seven and one-half (7-1/2 %) 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, on the north side of Azalea Court, being known and designated as Lot 23 on plat of Pleasantburg Forest made by Dalton & Neves, Engineers, August 1956 and recorded in the R. M. C. Office for Greenville County in Plat Book GG at Page 163 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the north side of Azalea Court at the joint front corner of Lots 22 and 23 and running thence along the line of Lot 22, N. 10-41 E. 210.5 feet to an iron pin; thence S. 78-22 E. 70 feet to an iron pin; thence along the line of Lot 24, S. 5-08 W. 196.2 feet to an iron pin on the north side of Azalea Court; thence along the curve of Azalea Court, the chord of which is N. 88-16 W. 90 feet to the beginning corner; being the same conveyed to us by Ben D. Harvey by deed of even date, to be recorded herewith."

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.