

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE FILED GREENVILLE CO. S. C.

Nov 11 12 03 PM '71

OLLIE FARNSWORTH
R. H. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: We, Walter E. Rumminger and Beverly S. Rumminger (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

- - -FORTY THOUSAND AND NO/100- - - -
DOLLARS (\$40,000.00- -), with interest thereon from date at the rate of seven & three-fourths (7 3/4) 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, Chick Springs Township, containing 3.52 acres, more or less, lying and being on the western side of State Park Road, and having according to a plat prepared by J. C. Hill, dated July 24, 1964, entitled "Property of Walter E. Rumminger", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book HHH at Page 37, the following metes and bounds:

BEGINNING at a nail and cap in State Park Road at the southeastern corner of the premises herein described; and running thence N. 65-35 W. 735.5 feet to an iron; thence N. 54-10 E. 148.7 feet to an iron pin; thence S. 87-15 E. 596.7 feet to a nail and cap in State Park Road; thence with said State Park Road S. 6 W. 366 feet to the point of beginning.

This is the identical property conveyed to Walter E. Rumminger by deed of Ruby T. Waddell, dated July 29, 1964, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 754, at Page 183.

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.