

GREENVILLE CO. S. C.

Nov 19 2 35 PM '71

BOOK 1214 PAGE 168

USL—FIRST MORTGAGE ON REAL ESTATE ALLIE FARNSWORTH
R. M. C.

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: We, **Gerald L. Spearman and Shirley H. Spearman,**
(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 THOUAND SIX HUNDRED & NO/100 - - - - -
DOLLARS (\$ **19,600.00** - - - - -), with interest thereon from date at the rate of **seven & three-fourths** 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, located about one mile West from Greer, S. C. on the Southern side of Old Chicks Springs Road and being shown and designated as all of Lot No. 10 on plat of property entitled "KING ACRES" made by John A. Simmons, Surveyor, dated August 10, 1963, and recorded in Plat Book "YY", Page 153, Greenville County R. M. C. Office and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Old Chick Springs Road at the joint front corner of Lots 9 and 10 and running thence S. 62-53 W. 100 feet along said road to an iron pin at the joint front corner of Lots 10 and 11; thence S. 27-02 E. 160.2 feet as the common line of Lots 10 and 11 to an iron pin on the rear line of Lot 89; thence N. 62-56 E. 100 feet to an iron pin at the joint rear line of Lots 9 and 10; thence N. 27-02 W. 160.3 feet as the common line of said lots to the beginning corner.

THE within property is subject to restrictions recorded in Deed Book 734, Page 239, Greenville County R. M. C. Office and the set back lines as shown on said plat.

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.