

FILED
USL—FIRST MORTGAGE ON REAL ESTATE
GREENVILLE CO. S. C.

DEC 23 10 47 AM '71

MORTGAGE

OLLIE FARNSWORTH

State of South Carolina }
R. H. C.

COUNTY OF Greenville

To All Whom These Presents May Concern: That I, Steve Crayton Van Patton
(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 **Sixteen Thousand and no/100** ----- DOLLARS (\$16,000.00 -), with interest thereon from date at the rate of **Seven and three-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, O'Neal Township, about two miles Northwest of the City of Greer, on the West side of State Highway No 101, containing 4 acres, more or less, and having the following metes and bounds to-wit: Beginning at an iron pin on the Western edge of State Highway No. 101, corner with property formerly owned by B. Lee Smith, and runs thence with line of Smith, N 86-23 W 635 feet to an iron pin; thence N 0-30 W 257.8 feet to an iron pin; thence S 86-18 E 614.2 feet to an iron pin on the West side of State Highway No. 101,; thence along and with margin os State Highway as follows: S 7-23 E 23 feet to an iron pin; thence S 7-23 E 85 feet to an iron pin; thence S 2-23 E 132 feet to the beginning.

This being the same prperty conveyed to mortgagor by deed of Max D. Sloan to be recorded hereiwht.

This is a purchase money mortgage.

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.