

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
JAN 17 10 55 AM '77
OLLIE FAIRBORTH
R.M.C.

To All Whom These Presents May Concern: I, Ansel J. Ross, Sr.

(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

TEN THOUSAND FOUR HUNDRED & NO/100 - - - - -
DOLLARS (\$ 10.400.00 - -), 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, on the West side of Boiling Springs Road containing 1.04 acres, more or less, as shown on a plat of the property of Ansel J. Ross, dated August, 1962 by C. C. Jones, C. E., and having, according to said plat, the following metes and bounds, to-wit:

BEGONNING at a point in the center of Boiling Springs Road, (iron pin back at 23 feet) and running thence S. 4-30 E. 100 feet to a point in center of thence S 88-30 W 417.8 feet; said Road (iron pin back at 25 feet);/thence N. 51-25 E. 279 feet to an iron pin; thence S72-30 E. 209.5 feet to the beginning point.

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.

OLLIE FAIRBORTH
Dennis S. Fairborth
R.M.C.
Set Book 157 page 132
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