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GREENVILLE CO. S. C.

BOOK 1224 PAGE 217

USL—FIRST MORTGAGE ON REAL ESTATE

MAR 1 9 47 AM '72

OLLIE FARNSWORTH  
MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: We, Clyde D. Gunter and Frankie R. Gunter

(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

THIRTY TWO THOUSAND & NO/100 - - - - -

DOLLARS (\$ 32,000.00 ), 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, Highland Township, containing 10.5 acres, more or less, about 11 miles North from Greer on both sides of a paved road leading from Greer to Landrum and being a part of Lots 2 and 3 of the R. Kemp estate as shown on a survey dated August 20-21, 1934, by W. P. Morrow, Surveyor, and having the following metes and bounds, to-wit:

BEGINNING at a stake in the Old Rutherford Road, 366.3 feet Northwest of dividing line between Lots 2 and 3 and running thence S. 76-30 W. 1,517 feet, more or less, to a branch; thence along and with branch 515 feet, more or less, to a point in branch and on line of Lot 3; thence N. 76-30 E. 1,782 feet, more or less, to a stake in Old Rutherford Road; thence along and with Old Rutherford Road; N. 28 W. 148.5 feet to a stake on dividing line between Lots 2 and 3; thence with line of Lot 2 and Old Rutherford Road, N. 28 W. 266.3 feet to the point of beginning.

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.