

USL—FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S. C.
MAR 17 11 01 AM '72
OLLIE FARNSWORTH
R. M. C.

MORTGAGE

State of South Carolina }
COUNTY OF Greenville

To All Whom These Presents May Concern: I, Ronnie C. Hart

(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 Twenty Two Thousand & NO/100 ----- DOLLARS (\$22,000.00 - -), 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, containing one acre, more or less, situated on the West side of Old Highway No. 14 near Pleasant Grove Baptist Church about two miles southward from the City of Greer, Chick Springs Township, and being shown on a plat of property of Ronnie C. Hart and Vickie Hart, by John A. Simmons, R. L. S., dated January 18, 1972, and having the following metes and bounds, to-wit:

BEGINNING at a nail in the center of Old Highway No. 14 (iron pin back on line at 21 feet) and corner of property belonging to Edward Smith estate and running thence along Smith line S. 79-10 W. 210 feet to an iron pin; thence continuing with Smith line S. 7-00 E. 210 feet to an iron pin; thence along and with Smith line, N. 79-10 E. 210 feet to a nail in the center of Old Highway No. 14 (iron pin back on line at 21 feet); thence along and with said Highway, N. 7-00 W. 210 feet to the beginning corner.

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.