

USL—FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S. C.
APR 6 11 00 AM '72
OLLIE FARNSWORTH
MORTGAGE

BOOK 1228 PAGE 283

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: WE, Larry T. Whitener and Nancy E. Whitener,

(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 THREE THOUSAND & NO/100
DOLLARS (\$23,000.00 - -), with interest thereon from date at the rate of eight (8%) 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, near Pelham, being shown on plat prepared for Gordon Smith by H. S. Brockman, Surveyor, November 25, 1931, and re-surveyed by J. Q. Bruce, Surveyor, on Spetember 7, 1967, containing 1.05 acres and being designated on said plat as a part of Tract #3. BEGINNING at a nail in center of Pelham Road that leads from Pelham to Greer, and running thence S. 82-50 W. 50 feet to an iron pin on branch, thence with the branch as the line, S. 87-10 W. 161 feet to an iron pin, thence N. 3 W. 215 feet to a iron pin, thence N. 87 E. 210 feet to a nail in the said Old Greer Pelham Road, thence up the center of said Road, S. 3 E. 210 feet to the point of beginning.

Plat recorded in Plat Book YYY at page 117-B

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.