

USL - first mortgage to mortgagee

MAY 3 1951
OLLIE FARNSWORTH
R.M.C.

BOOK 1232 PAGE 157

MORTGAGE

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern:

James D. Brown and Dorothy L. Brown
(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

Thousand and No/100

DOLLARS (\$ 20,000.00), with interest thereon from date at the rate of seven and one-half (7½%) 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 4.27 acres and being known and designated as Tract No. 5 on a plat of North Hampton Acres recorded in Plat Book YY at Page 63 in the R.M.C. Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Westerly edge of Falcon Drive, joint front corner of Lots 5 and 6 and running thence along the line of Lot No. 6, S. 79-53 W. 599.6 feet to an iron pin; thence along the line of property of Robert L. Bridges, S. 2-16 E. 302.3 feet to an iron pin; thence N. 79-53 W. 643.9 feet to an iron pin on the Westerly edge of Falcon Drive; thence with the edge of said Falcon Drive, N. 13-38 W. 55.7 feet to an iron pin; thence continuing with the edge of said Drive, N. 10-07 W. 244.2 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors by deed of Paul S. Goldsmith to be recorded of even date herewith.

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.