

USL—FIRST MORTGAGE ON REAL ESTATE

RECORDED
GREENVILLE CO. S. C.
MAY 5 4 13 PM '72
OLLIE FARNSWORTH
R. M. C.

BOOK 1232 PAGE 160

MORTGAGE

State of South Carolina }

COUNTY OF GREENVILLE }

To All Whom These Presents May Concern:

Peter G. Manos, James P. McNamara and James T. McElrath

(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 and No/100-----

DOLLARS (\$ 32,000.00), with interest thereon from date at the rate of Eight

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, lying near the City of Greenville, South Carolina, on the eastern side of S. C. Highway 291, being known and designated as a portion of Lots 6 and 7 as shown on a Plat of J. H. Sitton, et al, recorded in the R. M. C. Office for Greenville County, in Plat Book II, at Page 127, and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of the right-of-way of S. C. Highway 291, with pin being the joint front corner of Lots 6 and 7, according to a Plat of Property of J. H. Sitton, and being 450 feet S. 1-45 W. from the southeastern intersection of said Highway and Edwards Road; thence running S. 87-59 E. 189.06 feet along the center line of a 12 inch concrete block wall to an iron pin on the western edge of a 30-foot service alley; thence N. 00-43 E. 25.01 feet to an iron pin; thence N. 87-59 W. 188.18 feet through the center of a concrete block wall to an iron pin on the eastern edge of S. C. Highway 291; thence with said Highway S. 1-45 W. 25 feet to an iron pin, 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.