

FILED
GREENVILLE CO. S. C.

BOOK 1233 PAGE 143

USL—FIRST MORTGAGE ON REAL ESTATE
MAY 12 7 34 PM '72

OLLIE FARNSWORTH
R. H. C.

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: I, Gabe Hampton Waters, Jr.

(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 - - - - -
- - - - - THREE THOUSAND & NO/100 - - - - -

DOLLARS (\$ 3,000.00 - -), 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, on the South side of State Highway #14 and the West side of Ansel School Road near Mosteller's Mill about three (3) miles from the City of Greer, containing 6.17 acres, more or less, and being identified as Lots Nos. 1, 2 and 3 on a plat of the property of G. H. Waters, Jr., by H. S. Brockman, Surveyor, dated September 10, 1951, recorded in Plat Book T, page 360, R. M. C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at a point in State Highway #14, at the intersection of the Ansel School Road, and running thence along said Highway, N. 35-00 W. 322 feet to a nail in the Highway, corner of the George Southern property; thence along the Southern line, S. 67-07 W. 553 feet to an iron pin, corner of E. R. Minus property; thence along the Minus line, S. 45-15 E. 671 feet to a point in the center of Ansel School Road, iron pin back on line at 22.5 feet; thence along said road, N. 27-00 E. 477 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.