

GREENVILLE, CO. S. C.

JUN 1 4 42 PM '72

BOOK 1235 PAGE 559

USL - FIRST MORTGAGE ON REAL ESTATE R.M.C. OLLIE FARNSWORTH

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: We, Billy E. Smith, Jr. and Carol Marie Smith (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-SEVEN THOUSAND EIGHT HUNDRED TEN AND NO/100 - - - - - DOLLARS (\$27,810.00 - - -), with interest thereon from date at the rate of seven and three-fourths per centum per annum, said principal and interest to be repaid as therein stated, and (7 3/4%)

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, located at the southwest corner of the intersection of Berryhill Road and Lake Fairfield Drive, being known and designated as Lots Nos. 97 and 97-A, as shown on plat of Lake Forest, Section Two, a plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book EE, Page 71, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Berryhill Road at the corner of Lots Nos. 97 and 98 and runs thence along the south side of Berryhill Road, S. 86-43 E. 120 feet to an iron pin; thence continuing with said Berryhill Road, N. 85-55 E. 33.5 feet to an iron pin; thence with the curve of Berryhill Road and Lake Fairfield Drive (the chord being S. 37-38 E.) 38.9 feet to an iron pin on the west side of Lake Fairfield Drive; thence continuing with the curve of Lake Fairfield Drive (the chord being S. 18-30 W.) 126.6 feet to an iron pin; thence still continuing with the curve of Lake Fairfield Drive (the chord being S. 24-30 E.) 69.6 feet to an iron pin; thence with the curve of Lake Fairfield Drive and Hermitage Road (the chord being S. 19-19 W.) 51.26 feet to an iron pin on the northwest side of Hermitage Road; thence along Hermitage Road, S. 56-52 W. 3 feet more or less to a point in the center of a branch; thence running along the center of said branch the traverse line being N. 58-32 W. 140.2 feet to an iron pin; thence S. 72-20 W. 83.4 feet to an iron pin; thence N. 6-36 E. 63.6 feet to an iron pin; thence N. 17-07 E. 165.4 feet to an iron pin, the point of beginning.

This being the same property conveyed to the grantor herein by deed of Joseph B. Felton, recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 836 at page 119.

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.