

USL—FIRST MORTGAGE ON REAL ESTATE

FILED GREENVILLE CO. S. C.

MORTGAGE

JUL 27 4 29 PM '72

ELIZABETH-RIDDLE R.M.C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: We, William Perry Howard and

Altha Young Howard (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-FOUR THOUSAND AND NO/100- - - - - DOLLARS (\$24,000.00 - - -), with interest thereon from date at the rate of seven and three-fourths (73/4) 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, Glassy Mountain Township, as shown on a plat for Jim Howard prepared by S. D. Atkins and W. N. Willis, Surveyors, dated March 23, 1972, and according to said plat having the following courses and distances:

BEGINNING at a nail in the center of Glassy Mountain Road, approximately 600 feet from the intersection with S.C. Highway No. 414 (iron pin at 30 feet from center of road) thence N. 62 E. 200 feet to an iron pin; thence N. 34 W. 332 feet to an iron pin; thence S. 65 W. 103 feet to a nail in the center of Glassy Mountain Road (iron pin set back at 30 feet); thence with the center of Glassy Mountain Road S. 9-55 E. 160 feet to a nail in the center of Glassy Mountain Road; thence with center of said road, S. 19-35 E. 100 feet to an iron pin in the center of said road; thence with center of said road S. 26-35 E. 82 feet to the beginning, and containing 1.2 acres.

This is a portion of a 30 acre tract---see Deeds Vol. 195 at page 88, and Vol. 654 at page 131 in the R.M.C. Office for Greenville County.

This conveyance is subject to all restriction, zoning ordinances, set back line, roadways, easements and rights of way of record, if any, affecting the above described property.

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.