

FILED
GREENVILLE CO. S. C.
DEC 1 3 31 PM '72
ELIZABETH RIDGE
MORTGAGE

BOOK 1259 PAGE 144

(181) FIRST MORTGAGE ON REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: DANNY F. GILBERT and
ERNEST D. TEEMS (hereinafter referred to as Mortgagor) SENIX'S GRATING

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 Mortgage promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Fifteen Thousand and no/100 DOLLARS (\$ 15,000.00), with interest thereon from date at the rate of Seven & Three-fourths (7 3/4) 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 Mortgagee 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 making 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, is hereafter described therein, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, on the west side of Pinehurst Drive, being known as Lot No. 35, Block "B", on a plat of PINEHURST, being recorded in the R.M.C. Office for Greenville County, in Plat Book 8, Page 77, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the southwest side of Pinehurst Drive, joint front corner of Lots 33 and 35 and running thence with the joint line of said lots, S. 62-23 W. 133.9 feet to an iron pin, rear corner of Lot 36; thence with the rear line of said lot, S. 27-37 E. 60 feet to an iron pin at the rear corner of Lot 37; thence with the line of said lot, N. 62-23 E. 133 feet to an iron pin on the southwest side of Pinehurst Drive; thence with said drive, N. 26-48 W. 60 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Edward F. Gilbert of even date to be recorded herewith in the R.M.C. Office for Greenville County.

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 thereon, 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.