

RECORDING NO. 22
USL—FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S. C.

FEB 16 10 42 AM '73

BOOK 1267 PAGE 129

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

DAVID L. COX

(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 Seventeen Thousand Five Hundred and no/100 ----- (7 3/4) DOLLARS (\$ 17,500.00), 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

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, Chick Springs Township, being known and designated as Lot 70 of Orchard Acres, Section 2, on a plat of a portion of said subdivision prepared by J. Mac. Richardson dated December 1959 and recorded in the R.M.C. Office for Greenville County in Plat Book MM, page 147, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the western edge of Fairhaven Drive at the joint front corner of Lots 69 and 70 and running thence with the common line of said lots, S. 81-33 W. 178 feet to an iron pin in the rear line of Lot 93; thence with the line of that lot, S. 8-27 E. 20.5 feet to an iron pin at the rear corner of Lot 72; thence along the joint rear lines of Lots 70 and 72, S. 32-38 E. 75.8 feet to an iron pin at the rear corner of Lot 71; thence with the line of that lot, N. 81-33 E. 147 feet to to an iron pin on the western edge of Fairhaven Drive; thence with the western edge of Fairhaven Drive, N. 8-27 W. 90 feet to the beginning corner.

This is the identical property conveyed to the mortgagor herein by deed from Southers Construction, Inc. 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 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.