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GREENVILLE CO. S. C.

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BOOK 1270 PAGE 855

USL--FIRST MORTGAGE ON REAL ESTATE

DONNIE S. TANKERSLEY  
H.M.C.

### MORTGAGE

State of South Carolina }  
COUNTY OF GREENVILLE }

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: We, Edmond J. Wiren and Vera S.

Wiren,

(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-NINE THOUSAND ONE HUNDRED TWENTY AND NO/100 - - - -  
DOLLARS (\$29,120.00 - -), 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, on the west side of Earlene Drive, near Chick Springs, and being Lot No. 59 of PINWOOD ESTATES, according to survey and plat of Homer S. Brockman, Surveyor, Dated November, 1958, recorded in Plat Book "MM," Page 55, R. M. C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING on an iron pin on the west side of Earlene Drive, front corners of Lots Nos. 58 and 59 and running thence along line of said lots, S. 88-05 W. 170 feet to an iron pin on line of West property; thence along west line, S. 1-55 E. 92 feet to an iron pin, corner of Lot No. 60; thence with line of Lot No. 60, N. 88-05 E. 170 feet to an iron pin on the west side of Earlene Drive; thence along said Drive, N. 1-55 W. 92 feet to the beginning.

This property is subject to any restrictions, easements or rights-of-way of record thereon.

This is the same property conveyed to the mortgagors herein by deed of Audry L. Rinchart and Wanda L. Rinchart recorded in Volume 934, Page 627.

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.