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FILED *R. H. C.*

BOOK 1271 PAGE 244

USL—FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S. C.
FEB 23 10 23 AM '73
CHIEF S. TANKERSLEY
R.M.C.

State of South Carolina }
COUNTY OF GREENVILLE

To All Whom These Presents May Concern: I, James M. Roddy,

(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 ----- FOUR THOUSAND AND NO/100 ----- DOLLARS (\$4,000.00 -----), with interest thereon from date at the rate of ----- eight (8%) 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 Town-ship, about one-half (1/2) mile southwest from the City of Greer, near the Brushy Creek Road and south therefrom, being all of Lots Nos. 11 and 12 on a plat of property made for the Sam H. James Estate by H. L. Dunahoo, Surveyor, dated November 25, 1947, recorded in the R. M. C. Office for Greenville County in Plat Book 7, Page 12, and having the following courses and distances: BEGINNING at a stake on the western edge of a new street, joint corner of Lots Nos. 12 and 13, and running thence with the common line of these lots, S. 61-40 W. 150 feet to a stake on the line of W. L. Henderson's land; thence with his line, N. 27-20 W. 100 feet to a stake, joint corner of Lots Nos. 10 and 11; thence with the common line of Lots Nos. 10 and 11, N. 61-40 E. 150 feet to a stake at edge of new street; thence along the edge of said street, S. 27-30 E. 100 feet to the beginning. This is the same property conveyed to the mortgagor herein by deed of J. C. Covington recorded in Deed Book 360, Page 257.

ALSO, all those parcels or lots of land adjoining that above described, being shown as Lots Nos. 8, 9 and 10 on aforementioned plat, having the following courses and distances: BEGINNING at a stake on the east side of a new road, joint corner of Lots Nos. 5 and 8, and running thence with the east side of the said new road, S. 27-30 E. 150 feet to a stake, joint corner of Lots Nos. 10 and 11; thence with the dividing line of Lots Nos. 10 and 11, S. 61-40 W. 150 feet to a stake, joint corner of Lots Nos. 10 and 11 and on the original outside property line; thence with the said line, N. 27-30 W. 150 feet to a stake, joint corner of Lots Nos. 7 and 8; thence with the rear line of Lots Nos. 5, 6 and 7, N. 61-40 E. 150 feet to the beginning corner, and this is the same property conveyed to the mortgagor herein by W. I. Henderson by deed recorded in Deed Book 393, Page 47, 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.