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GREENVILLE CO. S. C.  
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BOOK 1273 PAGE 430

USL—FIRST MORTGAGE ON REAL ESTATE

DEANIE S. TINKERS  
R.H.C.  
MORTGAGE

State of South Carolina }

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Thomas F. Huber,

(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-TWO THOUSAND FIVE HUNDRED AND NO/100 - - - -  
DOLLARS (\$ 22,500.00 - -), 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 (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, being known and

designated as Lot No. 53 of Burgiss Hills, and having, according to a plat thereof recorded in Plat Book Y, Pages 96 and 97, R. M. C. Office for Greenville County, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Hillside Drive at the joint front corner of Lots Nos. 52 and 53, and running thence with the joint line of said lots, N. 5-54 E. 160.4 feet to an iron pin; thence N. 75-42 E. 192.6 feet to an iron pin in the western side of Mt. Vernon Road; thence with the western side of Mt. Vernon Road, S. 25-10 W. 131.4 feet to an iron pin; thence continuing with the western side of Mt. Vernon Road, S. 19-29 W. 84.7 feet to an iron pin; thence with the curve of the intersection of Mt. Vernon Road and Hillside Drive, the chord of which is S. 54-0 W. 41.2 feet to an iron pin on the northern side of Hillside Drive; thence with the northern side of Hillside Drive, S. 88-28 W. 94.1 feet to the point of beginning.

This conveyance is subject to building restrictions recorded in Deed Book 431, Page 176. This is the same property conveyed to mortgagor herein by deed of William Gould, Jr. and Mary G. Gould to be recorded herewith.

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.