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BOOK 1279 PAGE 31

USL—FIRST MORTGAGE ON REAL ESTATE

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GREENVILLE CO. S. C.  
**MORTGAGE**

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: We, Harold Dean Hembree and Sandra Gail Hembree,  
(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-SEVEN THOUSAND EIGHT HUNDRED AND NO/100 - - - DOLLARS (\$ 27,800.00 - -), 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, O'Neal Township, north of Greer, at the intersection of S. C. Highway No. 101 and Brown Street, being shown and designated as Lot No. 3 on a survey and plat of property of Boyd C. Lister and Sybil L. Lister, dated August 15, 1970, and revised September 18, 1970, by Terry T. Dill, Surveyor, and recorded in Plat Book 4-H, Page 115, R. M. C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of S. C. Highway No.101, joint front corner with Lot No. 2, and running thence N. 76-45 E. 200 feet to an iron pin; thence S. 10-45 E. 135 feet to an iron pin on the north side of Brown Street; thence with Brown Street, S. 75-36 W. 172.5 feet to the arc in the intersection of Brown Street and S. C. Highway No. 101; thence with the arc, N. 58-35 W. 36.5 feet to an iron pin on S. C. Highway No. 101; thence along with said highway, 117.5 feet to the point of beginning.

This is the same property conveyed to mortgagors herein by deed of Boyd C. Lister and Sybil L. Lister 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.