

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina }
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern: CHARLES A. LANCASTER

(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

TWELVE THOUSAND AND NO/100 DOLLARS (\$ 12,000.00), with interest thereon from date at the rate of Eight and One-half (8½%) 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, on the western side of S. C. Highway 247 (also known as Cooley Bridge Road) and being known and designated as Tract No. 5 on Plat of Property of Estate of I. P. Jordan prepared by W. J. Riddle and recorded in the RMC Office for Greenville County, S. C. in Plat Book "H", at Pages 272 and 273 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in the center of said Highway 247 at the joint front corner of Tracts 5 and 6 and running thence along the joint line of said Tracts S. 80-30 W. 1672 feet to an iron pin; thence N. 22-15 E. 1586 feet to an iron pin; thence along the joint line of Tracts 4 and 5 S. 70-15 E. 550 feet to an iron pin; thence S. 83-E 788 feet to an iron pin; thence S. 82-20 E. 446 feet to a point in the center of said Highway; thence along the center of Highway 247 (Cooley Bridge Road) 1153 feet to the point of beginning.

The above property was devised by Sallie C. Lancaster (Apartment 1065, File 13 in the Probate Judge's Office for Greenville County, S.C.) to J. C. Lancaster for life with the remainder to Charles A. Lancaster. J. C. Lancaster is now deceased.



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.

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