

USL--FIRST MORTGAGE ON REAL ESTATE

DONALD T. KELLEY

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: Richard S. West and Mae D. West

(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

---Thirty Five Thousand and no/100ths----- DOLLARS (\$ 35,000.00-----), with interest thereon from date at the rate of nine (9%) 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

From the Mortgagor, Mae D. West, all that certain parcel or lot of land containing 5.51 acres, more or less, situated near Taylor Road, about 2 miles northward from the City of Greer, Oneal Township, Greenville County, State of South Carolina, and being a portion of Tract 2 of the property of Rosa L. West according to survey and plat by H. S. Brockman, Registered Surveyor, dated January 17, 1958, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the line of Corene H. West, northeast corner of the tract herein described, and running thence N. 73-51 W. 523.5 feet to an iron pin; thence continuing along the line of Tract N. 1, S. 17-36 W. 1011 feet to an iron pin on the bank of the creek; thence down the creek as the line, S. 63-03 E. 137 feet to the mouth of a branch; thence up the branch as the line, N. 19-45 E. 530 feet, N. 29-45 E. 230 feet, N. 62-20 E. 86 feet and N. 75-00 E. 111.6 feet to an iron pin on the east bank of the branch; thence S. 61-25 E. 118 feet, to a iron pin; thence N. 72-15 E. 127 feet to an iron pin on the line of Corene H. West; thence along the line of Corene H. West, N. 7-21 W. 130 feet to the beginning corner.

ALSO 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 from the Mortgagor, Richard S. West all that certain lot or parcel or land located in Ansel School District No. 9-1, about half mile southeast of said Ansel School.

BEGINNING at an iron pin on the north side of road and runs thence N. 7-15 W. 368 feet to an iron pin, thence S. 81-50 W. 175 feet thence S. 1-00 E. 358 feet to an iron pin; thence S. 63-05 E. 138 feet to an iron pin on north side of road; thence N. 59-10 E. 122 feet to the beginning corner and contains one and eight tenths (1.80) acres, more or less as per survey of J. H. Atkins, Surveyor, September 5, 1940.

ALSO all that piece, parcel or lot of land in O'Neal Towaship, Greenville County, State of South Carolina, about two miles north from Greer, lying on the northern side of the Ballenger Road, being bounded on the north by other lands of myself, on the east by other lands of

(CONTINUED ON BACK)

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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