

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern: I, Percy E. Dunagin, Jr.,

(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

- - Forty-One Thousand and Four Hundred and no/100 - - - - - DOLLARS (\$ 41,400.00 ), 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, near the City of Greer, on the northeast side of Brookwood Drive, being known and designated as Lot No. 26 on a plat of the BROOKWOOD SUBDIVISION prepared by B. B. Waters, Jr., Surveyor, dated October 14, 1958, recorded in Plat Book Volume QQ, at page 21, and having such metes and bounds as is thereby shown.

This is the same property conveyed to the mortgagor herein by G. Hayes and Alice Shanklin Hayes by deed dated September 29, 1975, to be recorded herewith.

ALSO, all that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being in Chick Springs Township, Greenville County, State of South Carolina, near the City limits of Greer, S. C., and being known and designated as Lot No. 27 on plat of BROOKWOOD SUBDIVISION, prepared by B. B. Waters, Jr., Surveyor, October 14, 1958, and recorded in the Office of the R. M. C. for Greenville County in Plat Book QQ, page 21, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Brookwood Drive, joint front corner of Lots 27 and 28, and running thence along the joint line of said lots, N. 39-15 E. 398 feet to a point, joint rear corner of Lots 27 and 28; thence N. 75-22 W. 132.1 feet to a point, joint rear corner of Lots 26 and 27; thence along the joint line of Lots 26 and 27, S. 38-24 W. 344.4 feet to a point, joint front corner of Lots 26 and 27, and on the northeast side of Brookwood Drive; thence along the northeast side of Brookwood Drive, S. 51-36 E. 115 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by James Pope Davis, Jr. and Evelyn Smith Davis by deed to be recorded.

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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