

MORTGAGE

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Roy G. Ogle . (hereinafter referred to as Mortgagor) **BENSON** **GREENVILLE**

WHEREAS, the Mortgagor is well and truly indebted unto **FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, 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 Hundred and No/100** DOLLARS (\$ 2700.00), with interest thereon from date at the rate of **Six (6%)** 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 Mortgagee 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~~ ^{those} 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, in Greenville Township, on the South side of Douglas Avenue, known and designated as lots # 61 and 62 on a Plat of the G. J. Douglas Property recorded in Plat Book F at Page 126, and having, according to said Plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Southern side of Douglas Avenue at the joint front corner of lots # 60 and 61, and running thence with the line of lot # 60 in a Southwesterly direction 175 feet to an iron pin, corner of lot # 58; thence with the rear line of lots # 58 and 57, S. 59 E. 157.3 feet to an iron pin, corner of lot # 63; thence with the line of lot # 63 in a Northeasterly direction 175 feet to an iron pin on Douglas Avenue; thence with the Southern side of Douglas Avenue, N. 59 W. 157.3 feet to the point of beginning. Being the same premises conveyed to the mortgagor by Ollie O. Smith by deed dated May 7, 1948, recorded in Volume 346 at Page 22."

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.