

USL—FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S. C.

MORTGAGE

FEB 15. 4 54 PM 1952

OLLIE FARNSWORTH
R.M.C.State of South Carolina }
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Joan L. Arms,

(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

THREE THOUSAND FIVE HUNDRED

DOLLARS (\$3,500.00), 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 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, in Oneal Township,situate about $\frac{1}{2}$ mile South from the Mountain View High School, lying East from the Mountain View Road and on the Southeast side of a road that leads therefrom to the Few's Chapel Church, known and designated as Lots Nos. 11, 12, 13 and 23 on a plat of property made for W.F. McKinney by H.S. Brockman, Surveyor, dated June 5, 1948, and having the following courses and distances:

As to Lots Nos. 11, 12 and 13: BEGINNING at an iron pin, joint corner of lots Nos. 11 and 13, and runs thence with the common line of lots 13, 12 and 11 and 41.00 E. 150 feet to an iron pin, corner of Lots Nos. 11 and 10; thence along common line of Lots Nos. 11 and 10 N. 49 W. 232.5 feet to an iron pin on surface treated road; thence along line of Lots Nos. 11, 12 and 13 S. 41 W. 150 feet to an iron pin; thence S. 49 E. 232.5 feet to the beginning corner.

As to lot No. 23: BEGINNING at an iron pin, corner of lots Nos. 22 and 23, and runs thence N. 52 E. 203.7 feet to an iron pin; thence N. 49 W. 365.2 feet to a stake; thence S. 41 W. 200 feet to a stake; thence S. 49 E. 325.9 feet to the beginning corner.

All of the above property is the same as conveyed to me by J.W. Arms by deed dated November 21, 1951, recorded in the R.M.C. Office for Greenville County in Deed Book 446, at page 350.

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.