

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FILED GREENVILLE CO. S. C.

DEC 23 3 55 PM 1954

State of South Carolina

COUNTY OF Greenville

OLLIE FARNSWORTH R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, James C. DuBose

(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 FIVE THOUSAND

DOLLARS (\$ 5,000.00), with interest thereon from date at the rate of Six 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 the City of Greer, located on the East side of Cannon Street, known and designated as Lot No. 7 on a plat of property made for Maida Westmoreland and W.T. Walker by H.S. Brockman, Surveyor, dated July 24, 1946, recorded in the R.M.C. Office for Greenville County, and having the following courses and distances: BEGINNING on an iron pin on inside of sidewalk on the East side of Cannon Street, joint corner of Lots Nos. 7 and 8 on said plat, and runs thence S. 57.17 E. 125 feet to an iron pin; thence N. 30.32 E. 24 feet to an iron pin; thence N. 57.17 W. 125 feet to an iron pin; thence along and with Cannon Street S. 30.32 W. 24 feet to the beginning corner, and being all of that lot of land conveyed to me, the mortgagor by H. Sherrill Utley by deed dated December 21, 1954, to be recorded herewith. This mortgage is senior in priority to that mortgage to be executed on this day by the mortgagor to H. Sherrill Utley, it being understood and agreed by all parties that the mortgage to Utley is to be inferior to the lien of this mortgage.

This mortgage is given to secure payment of the purchase price of above lot.

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.

Paid Feb. 22, 1967
Greer Federal Savings & Loan Assoc.
By Eugene B. Gibson asst. Sec.
Witnesses - Tillie M. Ponder
Emma J. Rodine

RECORDED AND CANCELLED BY RECORDER
2 DAY OF March 1967
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:14 O'CLOCK P. M. NO. 20979