

USL—FIRST MORTGAGE ON REAL ESTATE

DEC 14 11 50 AM 1962

# MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Raymond F. Upton,

(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 Twelve Thousand

DOLLARS (\$ 12,000.00 ), 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, Chick Springs Township, about one-half mile north from the City of Greer, and about one-fourth of a mile northeast from State Highway No. 14, on the north side of Gravelly Road and on the west side of a private road, and being shown on plat of property of Raymond F. Upton by John A. Simmons, Registered Surveyor, dated September 10, 1962, and having the following courses and distances, to-wit:

BEGINNING at a nail in center of Gravelly Road, joint corner of this lot and other property of Raymond F. Upton, and runs thence with said line, N. 6-00° E. 171.8 feet to an iron pin, thence N. 83-30 E. 9.5 feet to an iron pin on west bank of private road; thence S. 53-56 E. 160.7 feet to nail in center of said Gravelly Road; thence with the center of Gravelly Road, S. 73-30 W. 39.7 feet to the point of beginning, and being the same property conveyed to the mortgagor by Joe N. Finley, Jr., et al. by deed dated September 28, 1962, and to be recorded herewith.

ALSO, all that other parcel or lot of land in Chick Springs Township of Greenville County, State of South Carolina, being shown as Lot No. 2 on plat of FORREST HILLS, a development by the Greer Community Post of the American Legion #115, prepared by J. Q. Bruce, Registered Surveyor, dated October, 1955, and recorded in the R.M.C. Office for Greenville County. Reference is expressly made to said plat and record thereof for a more perfect and detailed description of said Lot No. 2.

This is the same property conveyed to the mortgagor herein by Violet H. Graham by deed dated May 9, 1962, to be recorded herewith.

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.