

USL—FIRST MORTGAGE ON REAL ESTATE

FILED
MORTGAGE

JUN 10 2 30 PM 1963

State of South Carolina

COUNTY OF Greenville

OLLIE FERNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: **We, Claude Monroe Bailey and**

Sophia Lee Bailey, (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 **Fifteen Thousand and Five Hundred -----**

DOLLARS (\$15,500.00) 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, Chick Springs Township, on the south side of Woodland Drive in the City of Greer, and being Lot No. 20 of a subdivision known as PINEBROOK, according to survey and plat by H.S. Brockman, Registered Surveyor, dated February 21, 1955, recorded in Plat Book FF, page 290, R.M.C. Office for Greenville County, and having the following courses and distances: BEGINNING at an iron pin on the south side of Woodland Drive, corner of Lots Nos. 19 and 20 and running thence along the line of said lots, S. 52-50 W. 206 feet to branch; thence up said branch, S. 22-20 E. 68 feet and S. 49-19 E. 142.9 feet to an iron pin; thence N. 78-08 E. 153 feet to an iron pin; thence N. 9-30 W. 237 feet to Woodland Drive; thence along said Drive in a curving line, N. 73-48 W. 76.1 feet to the beginning corner.

ALSO, a strip of land on the south side of Woodland Drive adjoining Lot No. 20, having the following courses and distances: BEGINNING at the intersection of Ashmore Street and Woodland Drive, and running thence along said Drive, S. 80-44 W. 194 feet to the corner of Lot No. 20; thence along the line of Lot No. 20, S. 9-30 E. 22.2 feet to a stake; thence N. 80-05 E. 194 feet to Ashmore Street; thence along said Street, N. 9-45 W. 20 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by Huston G. Pittman and Eula S. Pittman by deed recorded in Deed Book 620 , page 271, R.M.C. Office for Greenville County.

The strip of land described last above has been conveyed to the City of Greer and the same is not included in this mortgage.

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.