

USL—FIRST MORTGAGE ON REAL ESTATE

BOOK **960** PAGE **394**

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, **Shirlene A. Payne and Ethel**

P. Arms, and Kenneth W. Payne (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 **Thirty-eight Hundred and Fifty -----**

DOLLARS (\$ **3850.00**), with interest thereon from date at the rate of **Seven (7%)** 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 Vaughn Road, eastward from Hillcrest Drive near Fairview Baptist Church, having the following courses and distances:

BEGINNING on a stake or iron pin on the south side of the said Vaughn Road, joint corner of the Miss Ola Vaughn lot, and runs thence with the common line of the Miss Ola Vaughn lot and of this lot, S. 6-15 W. 100 feet to a stake or iron pin on the Hawkins line; thence with the Hawkins line, N. 79-35 W. 189 feet to a stake or iron pin on the said line; thence N. 6-15 E. 100 feet to a stake or iron pin on the south side of the said Vaughn Road, (the point is 200 feet east from the east side of Hillcrest Drive); thence with the south side of said road, S. 79-35 E. 189 feet to the beginning corner, being the same property conveyed to the mortgagor herein by Paul B. Arms by deed recorded in the R.M.C. Office for Greenville County.

ALSO, ALL that other parcel or lot of land in Chick Springs Township, County and State aforesaid, in the Fairview Church Community, lying on the east side of Hillcrest Drive, and having the following courses and distances: BEGINNING on an old iron pin on the east margin of the said Hillcrest Drive, joint corner of the Ansel Hughes lot, and runs thence with the Hughes line, S. 76-10 E. 183 feet to an iron pin, joint corner of the Hughes lot and of the Hampton lot; thence with the Hampton line, N. 58-03 E. 136.7 feet to an iron pin; thence N. 36-05 W. 20 feet to an old iron pin; thence a new line, N. 85-05 W. 77 feet to an iron pin, new corner; thence along another new line, N. 76-10 W. 200 feet to an iron pin on the east margin of Hillcrest Drive; thence with the east margin of Hillcrest Drive, S. 6-20 W. 100 feet to the beginning corner, containing 55/100 of an acre, more or less.

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.