

USL—FIRST MORTGAGE ON REAL ESTATE

OLLIE FANNINGWORTH
R. M. C.

MORTGAGE

State of South Carolina }

COUNTY OF Greenville }

To All Whom These Presents May Concern: We, Douglas C. Owens and Evelyn S. Owens, - - - - - (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 & NO/100 - - - - - DOLLARS (\$5,000.00), with interest thereon from date at the rate of six and three-fourths 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, situated on the east side of Taylors Road and the south side of Sheffield Road, near the City of Greer and northward therefrom, and being Lot No. 2 of BELMONT HEIGHTS, according to survey and plat by Dalton & Neves, Engineers, dated July, 1960, recorded in Plat Book QQ, Pages 160-161, R. M. C. Office for Greenville County. This lot is the same property conveyed to the mortgagors by deeds recorded in Volume 772, Page 579 and Volume 801, Page 475, in the R. M. C. Office for Greenville County.

ALSO, all of that other parcel or lot of land adjoining the above described lot, on the south side, being a portion of Lot No. 1 on plat referred to above, and having the following courses and distances:

BEGINNING at an iron pin on the eastern side of Taylors Road at the joint corner of Lots 1 and 2 of Belmont Heights, and running thence as the common line of said lots, N. 89-09 E. 190.4 feet to old iron pin at the joint rear corner of Lots 1, 2 and 3; thence a new line through or partly through Lot 1, S. 18-40 W. 120.5 feet to iron pin, new corner; thence another new line, N. 86-10 W. 154 feet to iron pin, new corner on the eastern side of said road; thence with said road, N. 1-43 E. 54 feet and N. 0-11 E. 46.6 feet to the beginning corner, and being all of that lot conveyed to the mortgagors by deed recorded in the R. M. C. Office for Greenville County in Deed Book 837, Page 483.

This is an additional mortgage to one already held by Greer Federal Savings and Loan Association dated May 30, 1968, and recorded in Mortgage Book 1095, Page 16, R. M.C. Office for Greenville County.

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.