

FILED
GREENVILLE, S. C.

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USL - First Mortgage on Real Estate

APR 19 1953 3 36 PM '53

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: we, Robert DeShields and Marion B. DeShields
(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 SEVEN HUNDRED & NO/100 - - - - - DOLLARS (\$ 15,700.00 - -), with interest thereon from date at the rate of seven 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, located about two miles Southwest of the City of Greer, lying on the West side of a new cut road that leads from the Hammet Bridge Road through the W. L. James farm, being shown as Lots Nos. 8, 11 and 12 on a plat of property made for the grantors herein by H. L. Brockman, Surveyor, dated July 30, 1952, and having the following courses and distances:

BEGINNING on an iron pin on the Western edge of said new cut road, joint corner of Lots Nos. 8 and 11, and runs thence along said road, as follows: N. 13.30 W. 105 feet to a stake, N. 25.47 W. 100 feet to a stake and N. 36.09 W. 322 feet to a stake, corner with the Tabernacle tract; thence S. 59.46 W. 123 feet to a stake; thence S. 13.19 E. 392 feet to a stake on creek; thence same course 78 feet to a stake; thence S. 81.45 W. 202 feet to a stake on line of Frank Carmon line; thence S. 39.30 E. 163.25 feet to a stake; thence with common line of Lots Nos. 7 and 8, S. 78.30 W. 389 feet to a stake on the Western edge of said new cut road; thence therewith, N. 11.30 W. 100 feet to the beginning corner, and being a portion of that land conveyed to the grantors by deed from J. D. Wade dated September 3, 1946, recorded in the R. M. C. Office for Greenville County in Deed Book 298, page 240.

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.