

USL—FIRST MORTGAGE ON REAL ESTATE

# MORTGAGE

State of South Carolina }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE CO. S. C.

1964 APR 13

ELIZABETH RIDOLE

R.M.C.

To All Whom These Presents May Concern: STEPHEN C. GOODING AND

MARJORIE J. GOODING

(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 FORTY THOUSAND SIX HUNDRED AND NO/100-----(\$40,600.00)----- DOLLARS (\$ 40,600.00 ), with interest thereon from date at the rate of seven & 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

on the Northern side of Fernwood Drive (now known as Lakeview Drive) near Fairview Baptist Church, in Chick Springs Township, near the City of Greer, being shown and designated as 1.49 acres and 2.8 acres on a Plat of the Property of James T. Holtzclaw dated April 21, 1964, made by J. Q. Bruce, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin at the corner of property of Giles Bramlett on the Northern side of Fernwood (Lakeview) Drive, and running thence N. 4-33 E., 612.1 feet to an iron pin; thence S. 87-00 E., 100 feet to an iron pin; thence S. 74-25 E., 187.2 feet to an iron pin on a proposed road; thence along said proposed road and property now or formerly owned by W. P. Johnson, S. 6-04 W., 453.3 feet to an iron pin; thence continuing with said line, S. 20-11 W., 165.5 feet to an iron pin at the intersection of said Road with Fernwood Drive; thence along the Northern side of Fernwood (Lakeview) Drive, N. 70-15 W., 132.5 feet to an iron pin; thence continuing along the line of said Drive, N. 6-04 E., 5.9 feet to an iron pin; thence continuing along said side of said Drive, N. 85-30 W., 100 feet to an iron pin, the beginning corner.

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.