

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: WILLIAM H. GROCE, III AND

MARY ELLEN GROCE (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 TWENTY SIX THOUSAND FIVE HUNDRED AND NO/100

DOLLARS (\$ 26,500.00), with interest thereon from date at the rate of nine ---- (9%) 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, being known and designated as Lot No. 30 on a Plat of the Property of W. Dennis Smith, recorded in Plat Book 00 at pages 36 and 37 and having, the following metes and bounds, to wit:

BEGINNING on a stake on the north side of Endless Drive, joint front corner of Lots No. 30 and 31 and runs thence with the common line of said lots, N. 15-35 E., 210 feet to a point in the center of a creek; thence up and with the meanders of the creek, N. 78 W., about 100 feet to a stake; corner of Lots No. 29 and 30; thence S. 15-35 W., 205 feet to a stake on the north side of Endless Drive; thence there-with S. 74-25 E., 100 feet to the beginning.

This is the identical property conveyed to the mortgagors by Deed of William D. Hood and Mamie V. Hood recorded in the RMC Office for Greenville County in Deed Book 843 at page 115.



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.