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BOOK 997 PAGE 276

USL—FIRST MORTGAGE ON REAL ESTATE

OLLIE FARNSWORTH
R.M.C.

MORTGAGE

State of South Carolina }
COUNTY OF Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Oran H. Howard and Catherine M. Howard, (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-one hundred -----
DOLLARS (\$ 3100.00), with interest thereon from date at the rate of Six & one-half (6½%) 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, Oneal Township, located about six miles north of the City of Greer and on the west side of the Mt. Lebanon Road, and having the following courses and distances: BEGINNING on a stake in the center of said road with lot now or formerly owned by Charles Bonner, and runs thence with the center of said road as follows: N. 19-30 E. 170 feet, N. 20-50 E. 100 feet and N. 22-20 E. 113 feet to a stake; thence N. 77-45 W. 188.5 feet to a stake; thence S. 21-20 W. 121.8 feet to a stake, corner with the Bonner lot; thence with line of that lot, S. 67-45 E. 197.9 feet to the beginning corner, containing 1.6 acres, more or less.

ALSO, all that other parcel or tract of land adjoining the above described lot, and having the following courses and distances: BEGINNING on an iron pin, joint corner of above described lot and the Bonner lot, and runs thence N. 68-10 W. 748.5 feet to a stake in waterway (iron pin back on line at 15 feet); thence up and with the waterway as follows: N. 75-35 E. 30 feet and N. 69-25 E. 201 feet to a stake; thence N. 87-05 E. 400 feet to a stake; thence S. 77-45 E. 211.5 feet to a stake; thence S. 21-14 W. 351.8 feet to the beginning, containing 3.83 acres, more or less.

This last described lot is all of that property conveyed to the mortgagors by deed of J.F. Sloan recorded in Volume 487, page 220, R.M.C. Office for Greenville County, and the prededing described property is the second described tract in deed to the mortgagors by Lou Dean F. Henson and Junior T. Henson recorded in Volume 452, page 49, R.M.C. Office for Greenville County.

ALSO, all the remainder of that tract of land, adjoining the above described property, and being all of that first described tract in deed recorded in Volume 452, page 49, in said R.M.C. Office, LESS, HOWEVER, that portion conveyed away to Ebb Walls.

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.

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