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BOOK 1053 PAGE 131

USL—FIRST MORTGAGE ON REAL ESTATE

OLLIE F. BOWEN
MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, J. B. McCaskill,

(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-two Thousand -----
DOLLARS (\$ 22,000.00), 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, ^{Chick Springs Township,} on the northerly side of Galphin Drive near the City of Greenville, being known and designated as Lot No. 13 on plat of property of Alice W. Gilstrap as recorded in the R.M.C. Office for Greenville County in Plat Book HH, page 63, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the northerly side of Galphin Drive at the joint front corner of Lots Nos. 14 and 13, which iron pin is situate 1083.5 feet from the intersection of Galphin Drive and McCarter Shop Road (also known as Paris Road), and running thence along the line of Lot No. 14, N. 10-18 W. 488.3 feet to an iron pin; thence N. 78-51 W. 108.5 feet to the center of a branch; thence following the meanders of said branch with the center of said branch 496.2 feet, more or less, to a point on the northerly side of Galphin Drive, the center of said branch, which point is where said branch intersects the northern edge of Galphin Drive; thence with the northerly side of Galphin Drive, S. 78-18 W. 7 feet to an iron pin; thence S. 78-18 W. 193 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by J.E. Bowen by deed recorded in Deed Book 796, page 453, 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.