

1st - FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

OCT 1 11 24 AM 1981

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Frank Southern, (hereinafter referred to as Mortgagor) OLLIE FARNSWORTH, LEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, 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 Four Thousand and No/100- - - - - DOLLARS (\$ 4,000.00), with interest thereon from date at the rate of five & one-half 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, in Bates Township, on the Northwestern side of McElhaney Road in the Town of Travelers Rest, and described as follows:

"BEGINNING at a stake on the Northwestern side of McElhaney Road at corner of the Roe property, and running thence with the line of said property, N. 28-00 W. 211.6 feet to a stake, corner of other property of the mortgagor; thence with the line of said property, S. 40-30 W. 105 feet to a stake in line of property of Carl R. Vest; thence with the line of said property, S. 48-00 E. 211.6 feet to a stake on McElhaney Road; thence with the Northwestern side of McElhaney Road, N. 40-30 E. 105 feet to the beginning corner."

Said premises being the same conveyed to the mortgagor by Hoyt L. Walters by deed to be recorded.

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.

SAID AND SIGNED BY MORTGAGOR: [Signature]
SAID AND SIGNED BY MORTGAGEE: [Signature]
WITNESSES: [Signatures]