

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Joseph A. Poole

(hereinafter referred to as Mortgagor) SEND(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 (\$ 4000.00), with interest thereon from date at the rate of Six (6%) 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 O'Neal Township, containing 18.14 acres, more or less, being the remainder of a 32.9 acres tract conveyed to J. A. Poole by deed recorded in Volume 51 at Page 94, less 14.76 acres heretofore conveyed to W. H. and Edna H. McKinney, being described by metes and bounds, as follows:

"BEGINNING at an iron pin in the center of a settlement road, at the corner of Moore's land, and running thence N. 41-05 W. 17.53 chains to stone in center of public road; thence with said road, as a line, S. 26 $\frac{1}{2}$ W. 2.46 chains; thence S. 18-40 W. 5.64 chains; thence S. 26 $\frac{1}{2}$ W. 8.59 chains; thence S. 14 W. 2.53 chains; thence S. 25-37 W. 3.76 chains to iron pin in center of said road, at W. A. Huff's corner; thence S. 56 $\frac{1}{2}$ E. 16.17 chains to spike at ditch bridge, at another corner of Ernest Moore's land; thence with the settlement road, N. 22-22 E. 12.73 chains to a bend in said road; thence N. 19-07 E. 5.47 chains to the beginning corner, containing 32.9 acres."

The above metes and bounds include the entire 32.9 acres, but the lien of this mortgage covers only 18.14 acres, or the balance of the 32.9 acres tract, after the conveyance of the 14.76 acres to W. N. and Edna H. McKinney by deed dated June 15, 1946, recorded in Volume 294 at Page 148.

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.