

FILED
GREENVILLE CO. S. C.
APR 9 3 00 PM 1954
MORTGAGE
ELLIE F. KENNEDY
R. M. S.

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, **Flora G. Barker,** (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 **Fifteen Hundred and no/100** - - - - -

DOLLARS (\$ **1500.00**), 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 Paris Mountain Township, containing 27.5 acres, more or less, and being the Easterly portion of Lot No. 2, as shown on a plat of the Phillips Estate, made by J. K. Dickson in 1878, and being more particularly described according to a plat thereof made by J. M. Marchbank recorded in Plat Book "A" at page 297, as follows:

"BEGINNING at a stone on a branch and running thence in a Southwesterly direction with the branch 2300 feet to a stake; thence S. 73-3/4 E. 1180 feet to a stone; thence N. 3 E. 1772 feet to the beginning corner.

"ALSO, all that tract of land in Paris Mountain Township, Greenville County, South Carolina, and being the Northern end of Lot No. 7 as shown on plat of the Greenville Real Estate Loan and Investment Company, prepared by W. D. Neves, January 1912, and being more particularly described as follows:

"BEGINNING at a stone at the Southeastern corner of the tract first above described, and running thence N. 86-15 W. 17.50 chains, more or less, to a stone corner on branch; thence in a Southerly direction 4 chains with the branch to a stone corner; thence S. 68-15 E. 12.25 chains to an iron pin; thence N. 50-15 E. 10.30 chains to the beginning corner. Containing 8.59 acres, more or less."

Being the same premises conveyed to the mortgagor by H. V. Barker by deed recorded in Book 415 at page 366.

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.