

First Mortgage on Real Estate

MAY 3 4 1955

MORTGAGE

OLLIE FARNER
R. M. O.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Doris King Meaders (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

Thirty-One Thousand and No/100 - - - -
DOLLARS (\$ 31,000.00), with interest thereon from date at the rate of Five (5%) 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, situate on the Eastern side of U. S. Highway No. 29, and lying between U. S. Highway 29, and the Old Grove Road, and having according to plat of the property of Walter B. Meaders made by W. J. Riddle April, 1951, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of U. S. Highway No. 29, at the Southwest corner of tract of land owned by Walter B. Meaders and running thence with the Eastern side of right-of-way of U. S. Highway No. 29, N. 25-07 E. 342.5 feet to an iron pin; thence S. 79-52 E. 556 feet to an iron pin on the Eastern edge of Old Grove Road; thence with Old Grove Road as the line, S. 32-45 W. 229.7 feet to an iron pin in center of said road; thence N. 78-57 W. 251.5 feet to an iron pin at the rear corner of lot 1, as shown on plat of Grove Hills recorded in Plat Book P at Page 37, and running thence with the rear line of Lots 1 and 2, S. 32-15 W. 198.5 feet to an iron pin at rear corner of Lot 3; thence with line of Lot 3, N. 64-40 W. 240 feet to iron pin on the right-of-way of U. S. Highway No. 29, the point of beginning.

Being the same property conveyed to the mortgagor by deed recorded in Deed Book 434 at Page 254.

ALSO: All that other lot of land in Greenville County, State of South Carolina, in Gantt Township, on the East side of Grove Road and on the West side of Old Grove Road, about four miles south of the Greenville County House, and having, according to a plat thereof made by W. J. Riddle, Surveyor, February 12, 1946, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Grove Road at corner of other property of the mortgagor, said pin being 200 feet in a southerly direction from the joint front corner of property of the mortgagor and property of E. E. Chapman, on the East side of Grove Road, and running thence with the East side of Grove Road, S. 25-20 W. 100 feet to an iron pin; thence approximately S. 79-30 E. 530 feet, more or less, to an iron pin in the center of said Old Grove Road at a bend in said Road; thence with the center of said Old Grove Road N. 5-25 E. 100 feet to an iron pin at corner of other property of the mortgagor; thence along the line of other property of the mortgagor approximately N. 79-30 W. 500 feet, more or less, to an iron pin on the East side of Grove Road, the beginning corner. Being the same property conveyed to the mortgagor by Marvin A. Burns by deed to be recorded herewith. 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.