

First Mortgage on Real Estate

FILED  
MORTGAGE GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OCT 5 10 20 AM 1955

TO ALL WHOM THESE PRESENTS MAY CONCERN: OLLIE FARNSWORTH  
I, Margaret M. Patton, R.M.C.

(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  
Twenty-Five Thousand and No/100 - - -

DOLLARS (\$ 25,000.00 ), with interest thereon from date at the rate of four and 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.

tract

"All that certain piece, parcel or ~~lot~~ tract 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, about 5 miles Northwest of the Greenville County Court House on the South side of Paris Mountain, and having the following metes and bounds according to Plat made by J. Mac Richardson in March, 1945: BEGINNING at an iron pin on the Eastern side of a new road leading from the Austin-Jervey property, said pin being at the joint corner of the Austin-Jervey property, and running thence N. 35-45 E. 865 feet to an iron pin; thence N. 13-45 E. 200 feet to an iron pin; thence N. 7-30 E. 200 feet to a stone; thence N. 59-25 W. 821 feet, more or less, to an iron pin in joint line of the Austin & Thompson property; thence S. 64 W. 800 feet to stake at the corner of the Austin & Thompson & Davenport property; thence N. 85 E. 92 feet to an iron pin; thence S. 32-50 E. 1392 feet to an iron pin on the West side of road and opposite the beginning corner; thence across the road to the beginning corner, containing 25 acres, more or less.

ALSO, all that other strip of land adjoining the tract first above described, and having the following metes and bounds: BEGINNING in the center of the Jervey Road, in the line of the Jervey property, and running thence N. 63-52 W. 36.7 feet to an iron pin at corner of Patton property; thence along the line of the Patton property, S. 13-45 W. 53.7 feet to an iron pin; thence continuing S. 36-13 W. 400 feet to a point in the center of the Jervey Road; thence with the center of the Jervey Road, N. 41-41 E. 368 feet to a point; thence continuing with the center of the road, N. 18-33 E. 94 feet to the beginning. LESS, HOWEVER, the two small parcels of land conveyed by Margaret M. Patton from the tract first above described by Deeds recorded in the R.M.C. Office for Greenville County in Deed Book 466, at page 256 and Deed Book 486, at page 289, respectively.

Said premises being the major portion of the land conveyed to the Mortgagor by Deed recorded in the R.M.C. Office for Greenville County in Deed Book 272, at page 136, and the same conveyed by Deed recorded in the R.M.C. Office for Greenville County in Deed Book 466, at page 252.

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.