

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

MORTGAGE

NOV 11 10 18 AM 1955

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Ben J. Cothran and Martha King Cothran (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 Ten Thousand and No/100 - - - -

DOLLARS (\$ 10,000.00), 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, in Bates Township, being known as the C. E. Drummond homeplace, containing 50 acres, more or less, and described as follows:

"BEGINNING at a stake on Beaver Dam Creek at the corner of lands now or formerly of J. H. Bridwell and running thence S. 25-30 W. 359.7 feet to a poplar; thence S. 4 E. 1952.28 to a stake; thence along the line of land conveyed to J. H. Bridwell by L. W. Parker N. 80-20 E. 1023 feet to a stone; thence N. 15-15 W. 739.2 feet to a white oak; thence N. 4-30 E. 1320 feet to a stake on Beaver Dam Creek; thence up the meanderings of Beaver Dam Creek to the beginning corner on said creek at the mouth of a spring branch."

Being the same premises conveyed to the mortgagors by deed recorded in Deed Book 536 at Page 333.

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.