

First Mortgage on Real Estate

DEC 1 5 04 PM 1955

MORTGAGE

OLLIE FARNSWORTH
R.M.C.STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

W. L. Brown, Jr.,

(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 Five Thousand and No/100 - - - -

DOLLARS (\$ 5000.00), 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 Gantt Township, on the western side of the Old Piedmont Road, near Gantt, S. C., designated as Lot No. 4 and the southern one-half of Lot No. 3, according to plat of the property of Palmetto Realty Corporation, and recorded in the R. M. C. Office for Greenville County in Plat Book "J" at Page 233, and having, according to said plat the following metes and bounds, courses and distances, to-wit:

"BEGINNING at an iron pin on the western side of the Old Piedmont Road, joint corner of Lots Nos. 4 and 5, which iron pin is 100 feet in a northerly direction from a 27½ foot road, and running thence along the joint lines of Lots Nos. 4 and 5 N. 61-45 W. 487 feet to an iron pin on the right of way of the P & N Railroad; thence along the Railroad right of way in a northerly direction 172½ feet to an iron pin in center of Lot No. 3; to the property of Robert J. Donnon; thence down the center of Lot No. 3 S. 61-45 E. 573½ feet to an iron pin in the center of the Old Piedmont Road; thence along said road S. 28-15 W. 150 feet to the point of beginning."

Also, all that strip of land lying between the above described lot and the P & N Railroad.

Said premises being the same conveyed to the mortgagor by L. M. Crane by deed dated November 18, 1942, recorded in Volume 249 at Page 132.

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.