

First Mortgage on Real Estate

BOOK 663 PAGE 313

MORTGAGE

FILED
GREENVILLE CO. S. C.

DEC 30 11 48 AM 1955

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:
KENRAY CORPORATION

OLLIE FARNSWORTH
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

Fifteen Thousand and No/100 - - -
DOLLARS (\$ 15,000.00), 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 ^{those} ~~that~~ certain pieces parcels or lots of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

in the City of Greenville, on Beattie Street and the Old Spartanburg Road, being shown as Lots Nos. 44, 45, 46, 47, 48, 49, 50, 51, 52 and 53 on Plat of F. F. Beattie Subdivision recorded in the R.M.C. Office for Greenville County in Plat Book C, at page 236, and having, according to survey made by C. C. Jones on May 16, 1952. the following metes and bounds:

BEGINNING at a stake on the Northwestern side of the Old Spartanburg Road 120.7 feet Southwest from Summit Street, at the corner of Lot No. 54, and running thence with the line of said lot, N. 40-22 W. 93 feet to a stake; thence S. 52-00 W. 200 feet to a stake in line of Lot No. 46; thence N. 40-22 W. 100 feet to a stake on Mt. Zion Street; thence with the Southeastern side of Mt. Zion Street, S. 52-00 W. 65 feet to a stake; thence with the curve of the intersection with Beattie Street, the chord of which is S. 18-12 W. 31.5 feet; to a stake on Beattie Street; thence with the Northeastern side of said Street, S. 39-10 E. 176 feet to a stake on the Old Spartanburg Road; thence with the Northwestern side of said Road, N. 52-00 E. 295 feet to the beginning corner.

The above described property being the same conveyed to the Mortgagor by Deed recorded in the R.M.C. Office for Greenville County in Deed Book 536, at page 27.

This Mortgage is executed pursuant to authorization of the Board of Directors.

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.