

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

MORTGAGE

FEB 27 12 09 PM 1956

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

B. B. Sadler, 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

Seven Thousand and No/100 - - -
DOLLARS (\$ 7,000.00), 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 Gantt Township, about 7 miles from the City of Greenville, on the eastern side of Augusta Road containing 4.35 acres, and having according to a plat prepared by W. J. Riddle, Surveyor, May, 1951, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the eastern edge of Old U. S. Highway No. 25 at the corner of other property belonging to grantors and running thence along the line of that property N. 87-08 E. 1012.8 feet to an iron pin; thence S. 1-03 E. 76.2 feet to a concrete monument; thence along the line of property belonging to Donaldson Air Force Base S. 49-30 W. 285.1 feet to a concrete monument; thence continuing along line of Donaldson Air Force Base N. 86-27 W. 792.5 feet to an iron pin on the eastern edge of the above mentioned highway; thence along the eastern edge of said highway N. 0-41 W. 156.6 feet to an iron pin, the beginning corner, LESS, however, 0.36 acre conveyed to the United States of America by deed recorded in Deed Book 461 at Page 377."

Being the same property conveyed to the mortgagor by deed of A. R. Langdale and Frances S. Langdale 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.

FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION
DAY OF
BY

RECORDED AND CANCELLED OF RECORD
DAY OF 1956
W. R. D. FOR GREENVILLE COUNTY, S. C.
WOLLOCK, M. NO.