

APR 16 4 36 PM 1956

BOOK 675 PAGE 89

First Mortgage on Real Estate

ELLIE FARNSWORTH
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Ed B. Smith,

(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
Thirty-Thousand and No/100 - - -

DOLLARS (\$ 30,000.00), 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 the City of Greenville, a short distance East of Keith Drive, containing 8.28 acres, and having, according to Plat made by W. J. Riddle in April 1951, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of property of Hammett and Ed B. Smith; and running thence with the line of the Ed B. Smith property, N. 16-44 E. 56.7 feet to an iron pin; thence N. 53-37 E. 148 feet to an iron pin; thence N. 60-17 E. 77 feet to an iron pin; thence N. 69-47 E. 171 feet to an iron pin; thence N. 88-57 E. 215.5 feet to an iron pin at the corner of property of the Frank Hunt Estate; thence with the line of the Hunt property, S. 21-10 E. 403.2 feet to an iron pin; thence continuing with the line of the Hunt property, S. 36-26 E. 204.7 feet to an iron pin; thence S. 58-59 W. 333.5 feet to an iron pin; thence N. 65-22 W. 315.2 feet to an iron pin; thence N. 38-50 W. 436 feet to the point of beginning.

The above described premises being the same conveyed to the Mortgagor by Deed recorded in the R.M.C. Office for Greenville County in Deed Book 503, at page 227.

ALSO, an easement 50 feet in width over other property owned by the Mortgagor for purposes of a roadway for ingress and egress to and from the 8.28 acres above described to Clay Street and/or West Circle.

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.