

First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE CO. S. C. OCT 16 4 23 PM 1955

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH R.M.C.

BAXTER M. GRANT

(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 Sixty-five Hundred and No/100 - - - - -

DOLLARS (\$6500.00), with interest thereon from date at the rate of five and one-half (5 1/2%) 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 ~~the~~ ^{those} 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 Bates Township, on North Saluda River and Keeler Bridge Road, and separately described as follows:

"BEGINNING at a Turkey Oak stump on the Keeler Road and running thence N. 5 W. 15.20 to a stake in old river bed; thence N. 79 W. 1.50 to a stake; thence N. 25 W. 3.56 across North Saluda River to a stake; thence down said river 11.05 to a large rock in the west side of river; thence N. 60 W. 1.50 to an iron pin; thence S. 49-30 W. 2.50 to an iron pin; thence S. 30 W. 5.00 to an iron pin; thence S. 63-45 E. 1.97 to an iron pin under bridge; thence S. 52-45 E. 2.85 to an iron pin in road; thence S. 44 E. 8.00 to an angle; thence N. 81-45 E. 7.80 to beginning, containing 24 acres, more or less, and being Tract No. 11 in the division of the Mill Tract."

ALSO: "BEGINNING at an iron pin at high water mark on the east bank of North Saluda River and running thence S. 25 E. to a stake in old river bed; thence S. 78 E. 1.50 to a stake; thence N. 12-30 E. 1.82 to a stake; thence N. 14-45 W. 1.91 to a stake; thence N. 17-30 W. 2.00 to a stake in the east bank of said river at high water mark; thence down said river with high water mark to the beginning, containing 1 1/2 acres, more or less."

ALSO: "BEGINNING at an iron pin Lunsford's & Frazier's corner; thence with Lunsford line; thence S. 80-20 E. 210.6 feet to a stake in Larkin Lollis line; thence with Lollis line N. 85-30 E. 279.1 feet to a stake; Frazier's corner; thence with Frazier's line N. 24-40 E. 188 to iron pin; thence still with Frazier's ^{line} N. 87-50 W. 385.6 feet to beginning."

Being the same property conveyed to the mortgagor by deed recorded in Deed Book 534 at Page 275.

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.

PAID AND SATISFIED IN FULL THIS 28 DAY OF October 1955 FIDELITY FEDERAL SAVINGS & LOAN ASSOC. BY Bernice M. ... WITNESSES: ...

RECORDED AND INDEXED BY ... 23 ... OLLIE FARNSWORTH ... GREENVILLE COUNTY, S. C. ...