

First Mortgage on Real Estate

MORTGAGE JAN 19 12 01 PM

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Louie James Rector

(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 Six Thousand and No/100- - - - -

DOLLARS (\$6000.00), with interest thereon from date at the rate of Five & One-Half 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 Chick Springs Township, located on the Western side of a County Road, now or formerly known as Edwards Road, leading from U.S. Highway # 29 to Lee Road, and being a portion of lots # 10 and 11, as shown on a plat of James M. Edwards, prepared by R. E. Dalton in April 1939, and being also shown on County Block Book as lot # 58, Block 2, Page P-15.7 and being more particularly described as follows:

"BEGINNING at an iron pin on the Western side of the County Road, first above mentioned, which pin is 90 feet in a northerly direction from the joint corner of lots # 9 and 10, and at the corner of lot now or formerly owned by Tucks, and running thence with Tucks lot, S. 77-22 W. 256 feet to pin in line of lot # 12; thence with line of lot # 12, N. 17 W. 90 feet to an iron pin; thence N. 77-22 E. 265 feet to an iron pin, on County Road; thence with the Western side of said road, S. 13-45 E. 90 feet to the point of beginning."

Being the same property conveyed to the mortgagor by deed recorded in Book of Deeds 537 at Page 325.

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.