

First Mortgage on Real Estate

MORTGAGE JAN 23 10 36 AM

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Warren M. Hunt

(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 Fifty-Two Hundred Fifty and No/100- - -

DOLLARS (\$5250.00), with interest thereon from date at the rate of Six (6%) 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, Paris Mountain Township, on S. C. Highway 88, near White Horse Road, about 10 miles above City of Greenville, containing 10.48 Acres, more or less, being a portion of Tract No. 10 of property of L. E. Green, and having according to plat of property of Raymond A. Hunt prepared by C. O. Riddle, L.S., October 1954, the following metes and bounds, to-wit:

"BEGINNING at a point in line of P. L. Bruce at the intersection of a road running along the joint line of Bruce and Raymond A. Hunt, and running thence along center of last mentioned road the following courses and distances: N. 46-11 E. 143 feet; N. 13-15 E. 96 feet; N. 12-02 W. 181 feet; N. 5-05 E. 200 feet; N. 23-36 E. 76 feet; and N. 44-13 E. 100 feet to a point in center of S. C. Highway No. 88; thence along the center of S. C. Highway No. 88, the following courses and distances: S. 79-09 E. 180.1 feet; S. 76-59 E. 100 feet; S. 70-50 E. 100 feet; S. 63-10 E. 100 feet; S. 54-31 E. 100 feet; S. 47-01 E. 100 feet; S. 37-36 E. 100 feet, and S. 32-32 E. 138.6 feet to a point on outside boundary of tract, which point is witnessed by an iron pin offset 23.5 feet from center of said highway; thence S. 64-45 W. 875.5 feet to a point in center of aforementioned road which runs along joint property line of Raymond A. Hunt and P. L. Bruce; thence along the center of said road, N. 54-00 W. 199.2 feet to the beginning corner."

Being the same premises conveyed to the mortgagor by deed recorded in Deed Book 538 at Page 357.

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.