

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.
MAR 1 8 32 AM 1957

BOOK 706 PAGE 307

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. E. Strickland .

(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 (\$7000.00), 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, on the Northeast corner of the intersection of Florida Avenue and Garren Drive, in Gantt Township, near the City of Greenville, being known and designated as lot # 211, on a plat of Oakcrest, Section # 2, dated January 1955, revised August 1955, prepared by C. C. Jones, recorded in Plat Book GG at Pages 130 and 131, and described as follows:

"BEGINNING at an iron pin on the Northern side of Florida Avenue, front corner of lot # 195, and running thence with the Northern side of said Avenue, S. 73-56 W. 64.8 feet to an iron pin; thence continuing with the Northern side of said Avenue, S. 76-21 W. 75 feet to an iron pin; thence with the curve of the intersection of said Avenue, with Garren Drive, the chord of which is N. 58-19 W. 35.1 feet to an iron pin on the East side of Garren Drive; thence with the East side of said Drive, N. 12-56 W. 70 feet to an iron pin, front corner of lot # 210; thence with line of said lot, N. 77-04 E. 164.4 feet to an iron pin in line of lot # 195; thence with the line of said lot S. 12-50 E. 90.1 feet to the point of beginning."

This being the same lot conveyed to the mortgagor by deed recorded in Book of Deeds 567 at Page 518.

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.