

First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE CO. S. C.

APR 16 12 15 PM 1957

OLLIE FARNSWORTH R. M. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

F. W. 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 Eighteen Hundred and No/100 - - - - -

DOLLARS (\$ 1800.00 ), 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, in Chick Springs Township, situate on Highway No. 253 and the road leading to Travelers Rest, containing 3.07 acres, more or less, being shown on plat of property of J. D. Rader made by G.A. Ellis, in November 1945, recorded in Plat Book B at Page 63, and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northern side of Highway No. 253 at corner of lot of Ophelia Cash, and running thence with the northern side of said highway N. 76½ W. 535 feet to an iron pin; thence N. 60 E. 778 feet to an iron pin on the northern side of road leading to Travelers Rest; thence along the northern side of said road S. 61 E. 93 feet to an iron pin at corner of Cash lot; thence along the line of said lot S. 31 W. 510 feet to the beginning corner."

Being the same premises conveyed to the mortgagor by deed of J. D. Rader recorded in Deed Book 435 at Page 550.

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.