

MAY 13 4 45 PM 1957

BOOK 713 PAGE 63

First Mortgage on Real Estate

OLLIE FARNSWORTH  
R.M.C.  
MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FRANK W. HOPKINS AND JUANITA H. HOPKINS (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 Thirty-five Hundred and No. 100 - - - - -

DOLLARS (\$ 3500.00), 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, on the southeastern corner of Duke Street and Mills Avenue Extension near the City of Greenville, being shown as Lot No. 80 on a plat of Dunean Mills recorded in Plat Book S at Page 173, and described as follows:

"BEGINNING at a stake at the southeastern corner of Mills Avenue Extension and Duke Street and running thence with the southern side of Mills Avenue Extension N. 72-31 E. 173.8 feet to a stake on an alley; thence with said alley S. 23-10 W. 125.8 feet to a stake at corner of Lot 81; thence with the line of said lot N. 64-22 W. 132.5 feet to a stake on Duke Street; thence with the eastern side of Duke Street N. 25-24 E. 6.5 feet to the beginning corner."

Being the same property conveyed to the mortgagors by deed recorded in Deed Book 377 at Page 12.

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.

RECORDED AND INDEXED BY TITLE  
THIS 26 DAY OF MAY 1957  
FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION  
GREENVILLE, S. C.  
SECRETARY

RECORDED AND CANCELLED OF RECORD  
THIS 27 DAY OF MAY 1957  
OLLIE FARNSWORTH  
GREENVILLE, S. C.  
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