

First Mortgage on Real Estate

MORTGAGE 7 2 45 PM 1957

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. H. COOPER (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 **Eighty-five Hundred and No/100** -----

DOLLARS (\$ 8500.00 ), with interest thereon from date at the rate of **five and one-half (5½%)** 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 Butler Township, located on or near the Boling Springs Road as shown on a plat made by C. O. Riddle, Surveyor, dated June, 1955, said plat being recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book HH at Page 26, and according to said plat containing 47.14 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of a County Road, off set 17.7 feet from an iron pin on the northwestern side of said road and running thence along the center of said County Road N. 32-29 E. 776.9 feet to a point in the center of said road; thence continuing along the center of said road N. 2-40 E. 914.6 feet to a point in the center of said road; thence N. 64-45 E. 20.5 feet to an iron pin on the southeast side of said road; thence N. 18-12 W. 285.4 feet to the center of said road, off set 24 feet from an iron pin on the northwestern side of said road; thence N. 47-31 W. 495 feet from the center line of said road to an iron pin; thence along the lands of J. C. Phillips N. 72-02 W. 1181.8 feet crossing branch to an iron pin adjoining the lands of Mrs. George Ross and J. C. Phillips; thence S. 14-00 E. 815 feet to an iron pin; thence S. 28-00 E. 635.4 feet to an iron pin; thence N. 62-44 E. 154.3 feet to an iron pin on or near said branch; thence S. 28-34 E. 1213 feet to the beginning corner, which is the center line of said county road, off set 17.7 feet from an iron pin on the northwestern side of said road.

Being the same premises conveyed to the mortgagor by deed recorded in Deed Book 579 at Page 161.

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.

*[Handwritten notes and signatures at the bottom of the page, including "May 1957", "Ollie Farnsworth", and "31706"]*