

BOOK 749 Plat 412

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.

JUN 13 10 41 AM 1958

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

HOWARD A. HAMPTON

(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-five Hundred and No/100** -----

DOLLARS (\$5500.00), with interest thereon from date at the rate of **five & three-fourth** per centum per annum, said principal and interest to be repaid as therein stated, and **(5 3/4%)**

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 southwestern side of Prosperity Court in the City of Greenville, being shown as Lot 386 on Plat No. 5 of Pleasant Valley recorded in Plat Book II, Page 125, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Prosperity Court joint front corner of Lots 386 and 345, which pin is 75 feet in a southeastern direction from the intersection of Prosperity Court and Prosperity Avenue and running thence with the line of Lot 345 S. 67-12 W. 112.1 feet to an iron pin at the rear corner of Lot 385; thence with the line of Lot 385 S. 29-17 E. 100 feet to an iron pin on Prosperity Court; thence with the curve of Prosperity Court the chords of which are N. 42-16 E. 72.6 feet and N. 4-12 E. 77 feet to the beginning corner.

Said premises being the same conveyed to the mortgagor by deed recorded in Deed Book 526, Page 510.

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.