

JAN 6 4 16 PM 1959

First Mortgage on Real Estate

MORTGAGE

R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. C. Southerlin

(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 **Five Thousand and No/100 ---**

DOLLARS (\$ 5,000.00), 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,

in Paris Mountain Township, on the Southeastern side of Sulphur Springs Road, containing 11 acres more or less, being the Southern portion of a 19 acre tract as shown on Plat made by G. A. Ellis April 1, 1940, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin at the Southwestern corner of a tract of land containing 17.25 acres, now or formerly owned by J. F. Epps, and running thence with the line of the Epps tract, N. 7-30 W. 385 feet to pin on branch; thence with said branch N. 82½ W. 235 feet to iron pin; thence in a Northwesterly direction with said branch as the line 1250 feet, more or less, to iron pin on the Southeastern side of Sulphur Springs Road, said pin being in the center of the bridge crossing said branch; thence with Sulphur Springs Road as the line, S. 71-45 W. 220 feet, more or less, to bend; thence continuing with said road as the line, S. 63 W. 209.88 feet to iron pin; thence S. 67 E. 1706.1 feet to cherry tree; thence S. 75-15 E. 310 feet to iron pin, point of beginning.

Being the same premises conveyed to the Mortgagor by Deed recorded in Deed Book 310, at page 26, R.M.C. Office for Greenville County; LESS, HOWEVER 0.71 acre heretofore conveyed to Frank Sneider.

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.