

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.O.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Ira W. Brown (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 Two Thousand Seven Hundred and no/100----- DOLLARS (\$ 2,700.00-----), with interest thereon from date at the rate of Six & one-half per centum per annum, said principal and interest to be repaid in monthly installments of Thirty Five and no/100----- Dollars (\$ 35.00) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, 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, including advances made by the Mortgagee on other or no security;

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 Greenville Township, about three miles west of Greenville, being known and designated as Lot 3 on a plat of the property of Nellie B. Bentley, made by W. J. Riddle, February, 1949, and according to said plat having the following metes and bounds:

BEGINNING at a point 713 feet in a northerly direction from the center of the Easley Bridge Road in the center of a 20 foot road at the joint front corner of Lots 2 and 3, and running thence along the line of Lot 2, N. 57-30 E. 347 feet to an iron pin, joint rear corner of Lots 2 and 3; thence N. 28-30 W. 49.8 feet to an iron pin; thence S. 80-0W. 381.5 feet to an iron pin in the center of said 20 foot road; thence with said road, S. 32-20 E. 194 feet to point of beginning.

Being the same property conveyed to the mortgagor by deed recorded in Deed Book 376 at page 326, and Deed Book 399 at page 419, less that portion conveyed to Wash R. Brown, et al.

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.

PAID AND SATISFIED IN FULL
THIS 28th DAY OF Aug 1964
FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION
BY Wash R. Robinson
Secretary-Treasurer
WITNESS:
Nellie Williams
Martha Mills

SATISFIED AND CANCELLED OF RECORD
31st DAY OF August 1964
Ollie Farnsworth
R.M.O. GREENVILLE COUNTY, S. C.
AT 11:58 A.M. BOOK 4, P. NO. 464