

First Mortgage on Real Estate

FILED  
GREENVILLE CO. S.C.  
MAY 8 3 55 PM 1962

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARRISWORTH  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Plains Development Co.**

(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 **- - - - -Ninety-Two Thousand Five Hundred and No/100 - - - - -** DOLLARS (\$ 92,500.00 ), with interest thereon, from date at the rate of **Six (6%)** per centum per annum, said principal and interest to be repaid in monthly instalments of **Seven Hundred Eighty and 61/100 - - - - - Dollars (\$780.61 . )** 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, being known and designated as the property of **Plains Development Company** recorded in Plat Book RR at Page 39 in the R.M.C. Office for **Greenville County** and having according to a revised plat dated April 16, 1962 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the **Southwestern side of Railroad Street** at the intersection of **College Street** and running thence with said **College Street, S. 67-36 W. 301.4 feet** to an iron pin; thence with **Maple Street, S. 23-03 E. 240.4 feet** to an iron pin at the corner of property now or formerly belonging to **City of Simpsonville**; thence with line of said property belonging to **City of Simpsonville, N. 65-11 E. 149.6 feet** to an iron pin; thence **S. 24-25 E. 58.7 feet** to an iron pin; thence with a new line, **113 feet more or less** to an iron pin; thence **N. 51-58 W. 60.4 feet more or less** to an iron pin; thence **N. 65-11 E. 30.1 feet** to an iron pin; thence **S. 54-35 E. 18.9 feet** to an iron pin; thence **S. 41-05 E. 30.3 feet** to an iron pin; thence **N. 67-55 E. 23.4 feet** to an iron pin on **Railroad Street**; thence with said **Railroad Street, N. 23-49 W. 270 feet more or less** to beginning corner.

ALSO, all our right, title and interest in and to all that piece, parcel or strip of land in **Greenville County, State of South Carolina**, being known and described as a portion of the property of **Plains Development Company**, recorded in Plat Book RR at Page 39 in the R.M.C. Office of **Greenville County** and having according to a more recent survey dated April 16, 1962 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the **Southwestern side of Railroad Street** at (Cont. on back)

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.