

First Mortgage on Real Estate

OCT 18 4 32 PM 1962

MORTGAGE

OLLIE FARM NORTH
R. 1/2

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Kenneth B. Dailey and Dorothy J. Dailey
(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 **TWENTY FIVE THOUSAND AND NO/100THS - - - - -** DOLLARS, (\$ 25,000.00), 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 **TWO HUNDRED SEVENTY EIGHT AND NO/100** Dollars (\$ 278.00) 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 **Butler Township** and having according to a plat of the property of **K. B. Dailey** made by **Carolina Engineering and Survey Company** dated **October 16, 1962**, the following metes and bounds, to-wit:

TRACT I:

BEGINNING at an iron pin at the intersection of Congaree Road which pin is approximately 825 feet southeast of the intersection of Congaree Road and Airport Road and running thence with the intersection of Congaree Road S. 45-43 E. 917.2 feet to spike; thence with line of Tract III N. 45 E. 358.7 feet to an iron pin on right-of-way of S.C. Highway I-385; thence with the southwestern side of said highway N. 46-51 W. 527.1 feet to an iron pin; thence S. 48-03 W. 20.4 feet to an iron pin; thence N. 43-37 W. 250.6 feet to an iron pin; thence N. 27-10 E. 6.7 feet to an pin on the right-of-way of S.C. Highway I-385; thence with said right-of-way N. 46-51 W. 134.2 feet to an iron pin; thence S. 45-38 W. 837 feet to the point of beginning.

TRACT II:

BEGINNING at an iron pin on the northeastern side of S.C. Highway I-385 in line of Tract III and running thence with line of Tract III N. 45 E. 274.4 feet to an iron pin; thence N. 75-33 W. 113.6 feet to an iron pin; thence S. 82-55 W. 138.5 feet to an iron pin; thence N. 86 W. 149 feet to an iron pin; thence N. 81-20 W. 36.2 feet to an iron pin on the right of way of S.C. Highway I-385; thence with the northeastern side of said Highway S. 46-51 E. 323.4 feet to the point of beginning. This being a portion of the property conveyed to the mortgagors by three separate deeds recorded in Deed Book 501 at Page 116, Deed Book 235 at Page 85, and Deed Book 244 at Page 251, respectively. See Plat CCC page 15 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.