

JAN 2 5 03 PM 1963

First Mortgage on Real Estate

MORTGAGE OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Fred-Joan Realty Company

(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 ~~Seven Thousand Nine Hundred Fifty and no/100~~ DOLLARS (\$ 7,950.00), with interest thereon from date at the rate of Five and three-fourths per centum per annum, said principal and interest to be repaid in monthly installments of Eighty-eight (5 3/4) and no/100 Dollars (\$ 88.00) each on the ~~first~~^{20th} 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, on the eastern side of South Carolina Highway Number 291, and being known and designated as portions of Lot No. 1 and Lot No. 2 of the Property of J. H. Sitton, a plat of which is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book II, Page 127, and, having according to a plat thereof by R. B. Bruce, dated December 1962, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book CCC, Page 79, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of South Carolina Highway Number 291, which iron pin is 190.0 feet in a southerly direction from the southeast corner of the intersection of South Carolina Highway Number 291 and Edwards Road, and running thence S 88-15 E 179.9 feet to an iron pin on the western side of a 30 foot service alley, passing through and including the center of the party wall of the building on this lot and the building on the lot adjoining this lot on the north; thence along the western side of said 30 foot service alley, S 0-43 W 17.5 feet to an iron pin; thence N 88-15 W 180.2 feet to an iron pin in the eastern side of South Carolina Highway Number 291, passing through and including the center of the party wall of the building on this lot and the building on the lot adjoining this lot on the south; thence with the eastern side of South Carolina Highway Number 291, N 1-45 E 17.5 feet to the point of beginning.

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.

READ AND RECEIVED IN FULL

THIS 6th day of March 1963
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION

BY Douglas L. Turner
Assistant Vice President

James A. Harrison

March 6 1963
Ollie Farnsworth
200 P 23400