

First Mortgage on Real Estate

JAN 11 12 36 PM 1963

MORTGAGE

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL, WHOM THESE PRESENTS MAY CONCERN:

J. F. BROOKS AND J. R. BROOKS

(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-Three Thousand Five Hundred and No/100 -----
DOLLARS (\$ 23,500.00), 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 Two Hundred Thirty-Five & No/100 Dollars (\$ 235.00) 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 ~~three~~ ^{those three} piece parcel or lots of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, being shown and designated as Lots Nos. 3, 4 and 5 of Section I of plat of Abney Mills, recorded in Plat Book QQ at Page 57, and when described as a whole have the following metes and bounds, to wit:

"BEGINNING at an iron pin on the northern side of Easley Bridge Road, at the joint front corner of Lots Nos. 1 and 2, and running thence with line of Lot 1, N. 33-22 W. 80.2 feet to pin at corner of Lot No. 2; thence with line of Lot No. 2, N. 57-50 W; 69.1 feet to pin in rear line of Lot 11; thence with rear line of Lots 11 and 10 in a southwesterly direction 154 feet to pin; thence S. 27-24 E. 131.5 feet to pin on the northern side of Easley Bridge Road; thence with the northern side of Easley Bridge Road, N. 62-31 E. 64 feet to pin; thence N. 59-41 E. 66 feet to pin; thence N. 56-57 E. 64 feet to the point of beginning."

Said premises being the same conveyed to the mortgagors by Carter Land and Development Company, James E. Watts and Beatrice G. Watts, and Glenn W. Baldwin by deed to be recorded herewith.

Also,

"All that lot of land in Greenville County, State of South Carolina, on the northern side of Green Avenue Extension or U. S. Highway No. 29, and being more particularly described by metes and bounds, as follows:

"BEGINNING at an iron pin on the northwestern side of U. S. Highway No. 29, which point is 85.1 feet west from the intersection of U. S. Highway No. 29 and Lady Street, and running thence along the line of property now or formerly owned by Albert Faulkner, and running thence along line of said property, N. 42 W. 93.1 feet to iron pin; thence S. 59-20 W. 50 feet, more or less, to an iron pin; thence S. 19-50 E. 63.3 feet to an iron pin; thence S. 43-10 E. 44.5 feet to an iron pin on U. S. Highway No. 29; thence with the northwestern side of said Highway, N. 40-37 E. 22.28 feet to an iron pin; thence continuing with said Highway, N. 43-30 E. 22.03 - continued on reverse side -

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.

In Public Sale 346 to E. C. M. B. 971 P. 81

PAID AND SATISFIED IN FULL
THIS 14 DAY OF Oct 1963
FIDELITY FEDERAL SAVINGS & LOAN ASSO.

WITNESSES

RECORDED AND INDEXED

DAY OF 1963
1057