

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: Henry B. Peden

(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 - - - - Six Thousand and No/100 - - - - DOLLARS (\$6,000.00), 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 Sixty and No/100 - - - - Dollars (\$ 60.00) 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, approximately three miles southwest of the Town of Fountain Inn being known as Tract #11 of J. B. Wasson Estate, as shown by plat prepared by Paul Clark, dated September 4, 1961, and recorded in the R. M. C. Office for Greenville County in Plat Book YY at Page 21, consisting of 26.92 acres, more or less, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Neely Ferry Road at the joint front corner of Tracts 11 and 12; thence with the center of said road, S. 42 W. 565 feet to a pin; thence S. 6-26 W. 422 feet to a pin; thence N. 70-30 E. 262 feet to a pin; thence S. 65-25 E. 192.4 feet to a pin; thence S. 3-50 W. 196 feet to a pin; thence N. 84-13 E. 100.5 feet to a pin; thence N. 13 E. 73.3 feet to a pin; thence N. 38 E. 103 feet to a pin; thence N. 87-23 W. 479.3 feet to a pin; thence S. 74-40 E. 396 feet to a pin; thence S. 73-20 E. 308 feet to a pin in branch; thence with the meanders of branch 79.5 feet to a pin; thence N. 8-58 W. 658 feet to a pin; thence S. 81-20 W. 124 feet to a pin; thence N. 12-01 W. 136.5 feet to a pin; thence S. 87 W. 1746.3 feet to a pin; thence N. 6-00 W. 100 feet to a pin at the rear corner of Lot No. 12; thence with line of Lot 12 N. 69 W. 500 feet to center of Neely Ferry Road, the beginning corner.

Being the same property conveyed to the Mortgagor by deed recorded in Deed Book 719 at Page 445.

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 10<sup>th</sup> DAY OF July 1964  
FIDELITY FEDERAL SAVINGS & LOAN ASSO.  
BY: Betty Haywood  
WITNESSES:  
Sandra J. Watson  
Emily C. Hall

SATISFIED AND CANCELLED OF RECORD  
10 DAY OF July 1964  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 8:35 O'CLOCK A. M. NO. 1609