

MAY 23 4 01 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:

DREXEL, INC. (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 Seventeen Thousand Five Hundred and no/100----- DOLLARS (\$ 17,500.00) 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 One Hundred Forty-eight and no/100----- Dollars (\$148.00) 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, being shown and designated as Lot No. 51 on plat of Drexel Terrace dated April 1, 1961, and prepared by Piedmont Engineering Service, recorded in the office of the R.M.C. for Greenville County in Plat Book QQ at page 177, and being more particularly described with reference to said plat as follows:

"BEGINNING at a point on the southerly side of Dellrose Circle, joint front corner of Lots 51 and 52; thence along the common boundary of said lots; S. 00-48 E. 150.7 feet to joint corner of Lots 51, 52, and 53; thence along the common boundary of Lots 51 and 53, S. 27-04 W. 20.2 feet, joint corner of Lots 51 and 53; thence along the common boundary of Lots 50 and 51, N. 87-08 W. 184.4 feet to a point on the easterly side of Dexter Drive; thence along Dexter Drive, N. 2-29 E. 123.7 feet to a point; thence around the curve of Dexter Drive and Dellrose Circle, N. 44-31 E. 33.7 feet to a point on Dellrose Circle; thence along the southerly side of Dellrose Circle, N. 86-38 E. 160 feet to the point of beginning."

Said lot is subject to protective covenants for Drexel Terrace recorded on April 7, 1961 in the office of the R.M.C. for Greenville County in Deed Book 671 at page 355 and to building set back line as shown on said plat.

This is a portion of the property conveyed to the mortgagor herein by deed of W. E. Simmons, recorded on April 3, 1961 in the office of the R.M.C. for Greenville County in Deed Book 671 at page 155.

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.

2 Oct 1964
Bessie McElain
Joy S. Simmons
Dyann W. Gray

5th Oct. '64
Ollie Farnsworth
824 A. 10190