

JUL 30 3 44 PM 1963

930 PAGE 45

First Mortgage on Real Estate

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: J. Alvin Gilreath

(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 THIRTY FOUR THOUSAND AND NO/100THS-

DOLLARS (\$ 34,000.00), 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 instalments of TWO HUNDRED THIRTY NINE AND NO/100THS- - - Dollars (\$ 239.00) 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 Grove Township, about 11 miles south of the City of Greenville, containing 18 acres, more or less, and being more particularly described as follows:

BEGINNING at a stone at the northeast corner of tract conveyed to William H. Watkins, Jr., et al, by deed recorded in Book of Deeds 488 at Page 396, and running thence with his line, as follows: N. 83-14 W. 1222.5 feet to iron pin; thence N. 25-19 E. 345 feet to iron pin; thence N. 10-36 E. 53.7 feet to iron pin; thence S. 79-26 E. 28 feet to iron pin; thence N. 10-36 E. 60 feet to iron pin; thence N. 79-26 W. 40 feet to iron pin; thence S. 10-36 W. 113.7 feet to iron pin; thence S. 25-19 W. 344.7 feet to iron pin in line of tract conveyed to Stribling by deed recorded in Deed Book 466 at Page 363; thence with his line N. 19-30 E. 535 feet to iron pin in line of C. B. Earle estate; thence with his line N. 82-43 E. 1017.5 feet to iron pin; thence with J. H. Charles estate S. 0-30 W. 746 feet to iron pin; thence S. 55-45 E. 104.5 feet to the beginning. (See plat recorded in Plat Book CC at Page 23).

The above is a part of an 80 acre tract conveyed to the mortgagor by C. G. Gunter, Jr. and Dorothy H. Gunter by deed recorded in Deed Book 455 at Page 304, less 37 acres conveyed to Stribling by deed recorded in Deed Book 466 at Page 363, and 25.3 acres conveyed to William H. Watkins, Jr., et al, by deed recorded in Book of Deeds 488 at Page 396.

Also, all my right, title and interest in and to a 30 foot roadway leading to said property.

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 14 DAY OF June 19 65
FIDELITY FEDERAL SAVINGS & LOAN ASSO.
BY Henry M. Winters
WITNESS Walter McCarson
Noella Kline

RECORDED AND CANCELLED OF RECORD
15 DAY OF June 19 65
R. M. C. FOR GREENVILLE COUNTY, S. C.
2:23 O'CLOCK P. M. NO. 35164