

NOV 20 11 58 AM 1963

First Mortgage on Real Estate

MORTGAGE

OLLIE T. LEWIS WORTH
R. M. G.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OWEN L. JOHNS, JR. &
BETTE S. JOHNS

(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 ----- Fifteen Thousand Five Hundred and No/100 -----

DOLLARS (\$15,500.00), 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 Eleven and No/100 Dollars (\$ 111.00) 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 Austin Township, on the northern side of Log Shoals Road, about 3 1/2 miles west from Simpsonville, containing twenty acres, more or less, and according to a survey made by J. C. Hill on November 12, 1963 is described as follows:

"BEGINNING at a point in the center of a bridge on Log Shoals Road and Stoney Branch, and running thence with the center of said Road, S. 42-40 E. 201.4 feet; S. 53-35 E. 165 feet and S. 60-50 E. 258.6 feet to point in center of said Road, at corner of other property of Fred L. von Borstel, et al; thence with line of said property passing an iron pin on the bank of the Road, N. 23-50 E. 470.5 feet to iron pin; thence continuing with line of said property due north 937 feet, more or less, to iron pin on fence line; thence N. 61-25 W. 840 feet, more or less, to point in Stoney Branch; thence with the branch as a line, the traverses of which are S. 8-10 E. 688 feet, S. 13-10 E. 477 feet, and S. 27-15 W. 302 feet to the beginning corner."

Being the same property conveyed to the mortgagor by deed of Fred L. von Borstel by deed to be recorded herewith.

The mortgagor agrees that after the expiration of ten years from the date hereof, the mortgagee may at its option apply for mortgage insurance for an additional period of five years with the mortgage insurance company insuring this loan, and the mortgagor agrees to pay to the mortgagee as premium for such insurance one-half of one per cent of the principal balance then existing.

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.