

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C. BOOK 958 PAGE 247

MORTGAGE

MAY 11 3 28 PM 1964

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE F. WORTH

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Clarice T. Wilson,

(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) in the sum of Thirty-Seven Thousand Six Hundred & NO/100 ----- DOLLARS (\$ 37,600.00), with interest thereon at the rate of Five and one-half per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is _____ years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, 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, Chick Springs Township, near the City of Greenville, being shown as Lot NO. 31, on a plat of Section 1, Botany Woods Subdivision, prepared by Piedmont Engineering Service, dated July 1959, recorded in Plat Book QQ at Page 78 and according to said Plat being described as follows:

BEGINNING at an iron pin on the northern side of Edwards Road as relocated front corner of Lot 32 and running thence with the line of said Lot N. 20-22 W. 257.6 feet to an iron pin; thence S. 68-39 W. 210 feet to an iron pin on the eastern side of Botany Road; thence with the eastern side of said road, S. 21-21 E. 229 feet to an iron pin; thence with the curve of the intersection of said road with Edwards Road the chord of which is S. 65-41 E. 35.7 feet to an iron pin on the northern side of Edwards Road; thence with the northern side of said Road, N. 69-58 E. 180.6 feet to the beginning corner.

This being the same lot of land conveyed to the mortgagor by the deed of Harry C. Hagood and Virginia O. Hagood recorded in the R. M. C. Office for Greenville County.

This conveyance is made subject to restrictions and affirmative covenants which run with the land and are recorded in the said R. M. C. Office in Deed Book 630, at Page 45.

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.