

AUG 25 9 57 AM 1964

First Mortgage on Real Estate

MORTGAGE

OLLIE FARNSWORTH
R. M. O.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Reynold Happe**

(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 **TWENTY ONE THOUSAND FOUR HUNDRED AND NO/100THS-** DOLLARS (\$ **21,400.00**), with interest thereon at the rate of **5-3/4** 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, on the northern side of Knollwood Lane in the City of Greenville, being shown as Lot 177 on plat of Cleveland Forest, made by Dalton & Neves in May 1940, recorded in Plat Book M at page 137 in the R.M.C. Office for Greenville County and described as Follows: BEGINNING at a stake on the northern side of Knollwood Lane, at corner of Lot 178, and running thence with the line of said lot, N. 16-30 W. 131.7 feet to a stake in line of Lot 183; thence with the lines of Lots 183 and 184, N. 52-33 E. 60 feet to a stake at corner of Lot 176; thence with the line of said lot, S. 20-41 E. 161.4 feet to a stake on Knollwood Lane; thence with the northern side of said Lane, S. 78-48 W. 70 feet to the beginning corner. This being the same property conveyed to Reynold Happe and Mildred Happe by deed recorded in Deed Book 696 at page 452, the said Mildred Happe, by her Will, devised her interest to Reynold Happe.

ALSO: All that lot of land in the City of Greenville, State of South Carolina, County of Greenville, situate on the northern side of Knollwood Lane, being shown as all of Lot 176 and the western 15 foot portion of Lot No. 175 on a plat of Cleveland Forest recorded in Plat Book M at page 137 in the RMC Office for Greenville County and being further described according to a survey of the property of Samuel Lurey prepared by Dalton & Neves dated October 1961 as follows: BEGINNING at an iron pin on the northern side of Knollwood Lane, at the joint front corner of Lot Nos. 176 and 177, and running thence with the joint line of said lots, N. 20-41 W. 161.4 feet to an iron pin in the rear line of Lot No. 184; thence with the rear line of Lot Nos. 184 and 185, N. 52-33 E. 75 feet to an iron pin; thence through Lots 175, S. 21-33 E. 190.7 feet to an iron pin in the northern side of Knollwood Lane, which iron pin is N. 72-27 E. 15 feet from the joint front corner of Lot Nos. 175 and 176; thence with the northern side of Knollwood Lane, S. 72-27 W. 15 feet to an iron pin, which iron pin is the joint front corner of Lots Nos. 176 and 175; thence with the northern side of Knollwood Lane, S. 75-31 W. 60 feet to the point of beginning. This being the same

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.

conveyed to Mortgagor by deed recorded in Deed Book 732 at page 238.

For Release Not 1977 see R. E. M. (B) 1040 Page 43