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BOOK 981 PAGE 7

First Mortgage on Real Estate

OLLIE F. NORTH

## MORTGAGE

STATE OF SOUTH CAROLINA

COUNTY OF ~~GREENVILLE~~

PICKENS

TO ALL WHOM THESE PRESENTS MAY CONCERN:

W. A. Timmerman

(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 -----  
 ----- Eleven Thousand and No/100 ----- DOLLARS  
 (\$11,000.00), with interest thereon at the rate of six (6%) 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 15 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~~ Pickens, near the City of Easley, being known and identified as Lot 62 on Plat No. 2 of Forest Acres, made by J. Mac Richardson, Surveyor, dated September 1960, and recorded in Plat Book 1920 at Page 90 in the Office of the Clerk of Court for Pickens County, S. C., and thereon more fully described as follows:

"BEGINNING at an iron pin on Ginger Lane, common corner of the lot herein conveyed and Lot 63, running thence along line of Lot 63 North 26-44 West 236 feet to iron pin; running thence along line of Lot 105 and Lot 104 N. 55-37 E. 111 feet; running thence along line of Lot 61, S. 24-20 E. 251 feet to iron pin on Ginger Lane; thence with Ginger Lane as folbws: S. 65-40 W. 6.1 feet to iron pin; S. 63-16 W. 93.9 feet to the beginning corner."

Being the same property conveyed to the mortgagor by deed recorded in Volume 10-R at Page 302.

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.