

GREENVILLE
MAY 19 3 28 PM '95

BOOK 195 PAGE 179

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: M. L. LANFORD, JR.

(hereinafter referred to as Mortgagor) SEND 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 ----- Fifty-Five Hundred and No/100 ----- DOLLARS (\$ 5500.00), with interest thereon at the rate of 6 1/4 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 12 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, he 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, Greenville Township, at the southeastern corner of the intersection of Palmetto Avenue and Sumter Street, and being shown as Lot No. 1 of Block K on plat of Riverside, recorded in Plat Book A at Page 323, and also recorded in Plat Book K at Page 281, and having according to said plat the following metes and bounds, to wit:

"BEGINNING at an iron pin at the southeastern corner of the intersection of Palmetto Avenue and Sumter Street, and running thence with the southern side of Palmetto Avenue, S. 79-45 E. 50 feet to an iron pin, corner of Lot 2; thence with line of Lot 2, S. 10-15 W. 15 feet to iron pin on alley; thence with the northern side of said alley, N. 79-45 W. 50 feet to an iron pin on Sumter Street; thence with the eastern side of Sumter Street, N. 10-15 E. 125 feet to the point of beginning."

Said premises being the same conveyed to the mortgagor by deed recorded in Deed Book 772 at Page 192.

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.

Handwritten:
Ollie Farnsworth
R.M.C.
Deed Book 163 page 1473
9-21-95