

JUN 24 3 39 PM 1965

BOOK 899 PAGE 37

First Mortgage on Real Estate

OLLIE FARNSWORTH
MORTGAGESTATE OF SOUTH CAROLINA
COUNTY OF GREENVILLETO ALL WHOM THESE PRESENTS MAY CONCERN:
GREENVILLE AND NORTHERN RAILWAY COMPANY

(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 **---Fifty-Four Thousand and No/100---** DOLLARS (\$54,000.00), with interest thereon at the rate of **Five & Three-Fourths** percent per annum as evidenced by the Mortgagor's ~~note~~ ^{Loan Agreement} 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, 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,

containing approximately 10 acres, and being more particularly described by metes and bounds as follows:

BEGINNING at a point at the northwest corner of the 5.2 acres tract conveyed to mortgagor by deed recorded in Book of Deeds 720 at Page 155, in the center of Grand Drive-Way, and running thence N. 89-13 E. 423.5 feet to pin; thence N. 89-30 E. 406 feet to pin at corner of tract of land now or formerly owned by R.F. McKinney; thence with said tract, S. 9-30 W. 539 feet to pin; thence S. 89-30 W. 406 feet to pin; thence S. 89-20 W. 318 feet to pin; thence N. 0-59 W. 524.7 feet to the point of beginning. Said premises being all of the lands conveyed to the mortgagors by deeds recorded in Book of Deeds 720 at Pages 97 and 98, and all of that conveyed by deed recorded in Book of Deeds 720 at Page 155, LESSHOWEVER, a triangular strip with a base of 100 feet on the southern line taken from the western part of the 5.2 acres tract.

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.

SATISFIED AND CANCELLED OF RECORD

29 DAY OF Oct. 1971Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:23 O'CLOCK P.M. NO. 12362FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 3 PAGE 329