

First Mortgage on Real Estate

OLLIE HANNSWORTH

R.M.C.  
MORTGAGESTATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WE, ROBERT J. GAINES AND

DERRELL R. GAINES

(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 *FOURTEEN THOUSAND THREE HUNDRED AND No/100*----- DOLLARS (\$14,300.00), 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 *25* 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, AND BEING ON THE NORTHERN SIDE OF PINE RIDGE DRIVE IN GANTT TOWNSHIP, BEING SHOWN AND DESIGNATED AS LOT No. THIRTY (30) AND THE REAR PORTION OF LOT No. TWO (2) ON PLAT 1, SECTION 2, OF MAP OF FRESH MEADOW FARMS MADE FOR L. A. MOSELEY AND C. HENRY BRANYON, MADE BY MADISON W. WOODWARD, R.E., DATED MAY 21, 1945, RECORDED IN THE RMC OFFICE OF GREENVILLE COUNTY, S. C., IN PLAT BOOK "S", AT PAGE 61; AND BEING MORE PARTICULARLY DESCRIBED ON A PLAT OF PROPERTY OF ROBERT J. GAINES AND DERRELL R. GAINES, MADE BY R. K. CAMPBELL, ENGINEER, DATED 10TH JUNE, 1965, RECORDED IN THE RMC OFFICE OF GREENVILLE COUNTY, S. C., IN PLAT BOOK "KKK", AT PAGE 93, REFERENCE TO SAID PLAT BEING CRAVED FOR A COMPLETE AND DETAILED DESCRIPTION THEREOF.

MADE BY R. K. CAMPBELL,

ACCORDING TO THE ABOVE CITED PLAT/THE WITHIN LOT HAS THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT AN IRON PIN ON THE NORTHERN SIDE OF PINE RIDGE DRIVE, BEING THE JOINT FRONT CORNER OF LOTS 29 AND 30, AND RUNNING THENCE WITH THE NORTHERN SIDE OF PINE RIDGE DRIVE S. 82-23 W. 50 FEET; THENCE RUNNING S. 77-41 W. 46.6 FEET, STILL CONTINUING WITH THE NORTHERN SIDE OF PINE RIDGE DRIVE; THENCE RUNNING S. 66-43 W. 20 FEET, STILL CONTINUING WITH THE NORTHERN SIDE OF PINE RIDGE DRIVE; THENCE RUNNING N. 22-19 E. 114.13 FEET TO AN IRON PIN IN THE JOINT LINE OF LOTS 1 AND 2; THENCE RUNNING N. 66-43 E. 20.1 FEET TO AN IRON PIN, BEING THE JOINT REAR CORNER OF LOTS 1 AND 2; THENCE RUNNING N. 0-30 W. 89.4 FEET ALONG REAR LINE OF LOT 1; THENCE RUNNING N. 47-40 E. 149.8 FEET TO AN IRON PIN; THENCE RUNNING S. 15-31 W. 335 FEET ALONG

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.