

NOV 23 3 05 PM 1935

OLLIE FARNSWORTH

BOOK 1014 PAGE 457

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Henry J. Nix.

(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 Five Thousand and no/100 DOLLARS (\$5,000.00), 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 six 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, in Paris Mountain Township, being more particularly described as follows:

BEGINNING at a point on the edge of the north side of Saluda River, and running thence N. 22-15 E. 450 feet to an iron pin; thence N. 11-55 W 698 feet to an iron pin in the center of Farr's Bridge Road; thence S. 70-50 W. 200 feet along old road bed; thence further along same road, S. 65-20 W. 151 feet; thence N. 61-50 W. 236 feet to the center of the above stated road; thence N. 89-14 W. along said road 200 feet; thence S. 83 W. 100 feet; thence S. 70-07 W. 300 feet; thence S. 63-37 W. 100 feet; thence S. 41-30 W. 200 feet; thence S. 31-47 W. 100 feet; thence S. 12-50 W. 240 feet to a point at the end of the bridge across Saluda River; thence down the meanders of said river, S 56-34 E. 690 feet; thence N. 47-31 E. 200 feet; thence S. 29-16 E. 195 feet; thence S. 69-16 E. 131 feet; thence S. 88-36 E. 265 feet; thence S. 67-42 E. 74 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed recorded in Book 372 at page 84.

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.

PAID AND CANCELLED OF RECORD

3 DAY OF Nov 19 1935

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:18 O'CLOCK A.M. NO. 12740

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 3 PAGE 389