

First Mortgage on Real Estate

SEP 13 1958 MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

} OLLIE TANKSWORTH
H. M. S.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GAINES B. ANTHONY AND

GRACE B. ANTHONY

(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-----
Eight Thousand and no/100----- DOLLARS
(\$ 8,000.00-----), with interest thereon at the rate of-----**6 1/2-----** 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 ---**13 1/2--**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, **lying between Old Farr's Bridge Road and New Farr's Bridge Road, containing 2.73 acres, more or less, and having, according to a plat of Property of Gaines B. and Grace B. Anthony, prepared by J. C. Hill, dated June 26, 1958, recorded in Plat Book PP at page 155, the following metes and bounds:**

Beginning at a nail and cap in the center of Old Farr's Bridge Road at the corner of the Hunt property, and running thence with Hunt's line, N. 13-45 W. 361.5 feet to an iron pin; thence continuing with the Hunt line, N. 29-45 W. 240.1 feet to a nail and cap in the center of New Farr's Bridge Road; thence with the center of said Road, S. 51-50 W. 356.2 feet to a nail and cap in the center of New Farr's Bridge Road; thence leaving said Road and following the meanders of a branch as the line in a southeasterly direction 160 feet, more or less, to a spring; thence S. 38 E. 20 feet, more or less, to a point; thence continuing S. 38-E. 45.5 feet to an iron pin, which pin is 400 feet northeast of the original corner of the Hunt lot; thence N. 32-30 E. 110 feet to an iron pin; thence S. 38 E. 401 feet to a nail and cap in the center of Old Farr's Bridge Road; thence with the center of said Road, N. 41-30 E. 75 feet to the point of beginning.

Being the same property conveyed to the mortgagors by DeedBook 601, page 535.

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.