

SEP 29 5 01 PM 1967

BOOK 1070 PAGE 674

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:

Carl E. Phelps and Thelma M. Phelps

(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 - - - - -

SEVEN THOUSAND AND NO/100THS- - - - - DOLLARS
(\$7,000.00), with interest thereon at the rate of 6-3/4% 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 twelve 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 Grove Township, lying on the northern side of a county road leading from Moonville to Reedy Fork Church about 15 miles south of the City of Greenville, being a portion of the property shown on plat recorded in Plat Book Q at page 105, and being also shown as the western portion of Lot No. 2 as shown on a plat of the property of Frank C. Moon dated January, 1953, prepared by C. O. Riddle, and according to said plat being more particularly described as follows:

BEGINNING at a point in the center line of a county road at the joint front corner of Lots 1 and 2 and running thence with the line of said lots, N. 13-22 E. 446.5 feet to an ironpin; thence S. 77-00 E. 90 feet to a point in the rear line of Lot 2; thence a new line through Lot 2, S. 13-22 W. 446 feet to a point in the center line of a county road; thence with the center line of said road, N. 77-00 W. 90 feet to the beginning corner.

Being the same premises conveyed to the Mortgagors by deed recorded in Deed Book 581 at page 70.

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.

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