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BOOK 1073 PAGE 421

First Mortgage on Real Estate

OLLIE FARRASWORTH
MORTGAGESTATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

HAROLD N. MORRIS (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 -----

Thirty Thousand and no/100----- DOLLARS
(\$30,000.00---), with interest thereon at the rate of **six and one-half** 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 **twenty** 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, **being shown as the major portion of Lot 8 and the southwestern portion of lot 9 of Block A of Hillendale Heights, a plat of which has been prepared by T. M. Welborn, dated October 7, 1950, recorded in Plat Book Y at page 61, and also being shown on a plat of the Property of Max Reuben and Sidney Shore dated February 1954, prepared by Dalton & Neves, and recorded in Plat Book HH at page 11, and having according to the latter plat, the following metes and bounds:**

Beginning at an iron pin on the eastern side of Crestline Road at the joint front corner of Lots 1 and 8, and running thence with a new line through Lot 8, N 72-15 E 156.3 feet to an iron pin in line of Lot 9; thence N 27-52 E 12.9 feet to an iron pin; thence S 63-07 E 185.5 feet to an iron pin on the northwestern side of Crestline Road; thence with line of said Road, the following courses and distances: S 27-17 W 49.1 feet to an iron pin; S 30-37 W. 178.7 feet to an iron pin; S 54-52 W 132.7 feet to an iron pin; thence S 88-53 W 793 feet to an iron pin; thence N 10-01 E 97.7 feet to an iron pin; N 5-37 W 153.5 feet to an iron pin; N 22-30 W 51.6 feet to the point of beginning.

Also, all the mortgagor's right, title and interest in and to the two-inch water pipe extending from the New Buncombe Road along Davidson Road to Crestline Road, and in and to the agreement between Robert D. Nelligan and Carolina B. Moseley, recorded in the RMC Office for Greenville County in Deed Book 494 at page 524 relating to the ownership and use of said two-inch pipe.

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.