

AUG 6 4 14 PM 1968

BOOK 1099 PAGE 393

First Mortgage on Real Estate

OLLIE FARNSWORTH

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: H. A. Simmons

(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 - - - - - NINE THOUSAND SIX HUNDRED AND NO/100THS- - - - - DOLLARS (\$ 9,600.00), with interest thereon at the rate of ~~XXXXXXXXXXXX~~ 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 Greenville Township, near the corporate limits of the City of Greenville, near the Laurens Road, and on the east side of Underwood Avenue, being known and designated as Lot 37 of Glen Grove Park as shown by a subdivision and plat of the same by R. E. Dalton, Eng., May, 1924, recorded in Plat Book F at page 233 and described as follows:

BEGINNING at an iron pin on the east side of Underwood Avenue, joint corner of Lots 37 and 38 and running thence with the line of Lot 38, S. 74-12 E. 150 feet to the joint rear corner of Lots 16 and 15; thence with the rear line of Lot 16, N. 15-48 E. 50 feet to corner of Lot 36; thence along the line of said lot, N. 74-12 W. 150 feet to an iron pin in line of Underwood Avenue; thence along the line of said Avenue, S. 15-48 W. 50 feet to the beginning corner. Being the same property conveyed to the Mortgagor by deed recorded in Volume 250 at page 13.

ALSO: All that other lot of land in Greenville County, State of South Carolina, in the City of Greenville, being known and designated as Lot 10 on the southwestern side of Merlock Drive as shown on plat of Leslie & Shaw, Inc. recorded in Plat Book II at page 39 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Merlock Drive at the joint front corner of Lots 9 and 10 and running thence with the line of Lot 9, S. 38-25 W. 167.5 feet to pin; thence N. 60-49 W. 104.4 feet to pin; thence N. 53-03 E. 190 feet to pin on Merlock Drive; thence with the southwestern side of Merlock Drive, S. 51-35 E. 55 feet to the point of beginning. Being one of the lots conveyed to the Mortgagor by deed recorded in Deed Book 565 at page 548.

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.