

OLLIE FARNSWORTH
R. M. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Billy W. Watson and Juanita B. Watson

(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 ----- Twelve Thousand Five Hundred and No/100 ----- DOLLARS (\$12,500.00), with interest thereon at the rate of ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ 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 25 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 the City of Greenville, being known and designated as Lot 67 of Elletson Acres, as shown on plat recorded in the R.M.C. Office for Greenville County in Plat Book EE at Page 161, and having according to said plat the following metes and bounds, to wit:

"BEGINNING at an iron pin on the western side of Lockwood Avenue, at the joint front corner of Lots 66 and 67, and running thence along the joint line of said lots S. 88-37 W. 181 feet to an iron pin in line of Lot 64; thence along the line of Lot 64, N. 1-23 W. 5.0 feet to an iron pin; thence along the rear line of Lot 64, S. 88-37 W. 90 feet to an iron pin at the joint rear corner of Lots 61, 63, 64 and 67; thence along the joint line of Lots 61 and 67, N. 29-39 E. 11.4 feet to an iron pin at the joint rear corner of Lots 60 and 61; thence along the rear lines of Lots 60 and 58, N. 29-39 E. 168.1 feet to an iron pin at the joint rear corner of Lots 67 and 68; thence along the joint line of said lots S. 69-27 E. 199.2 feet to an iron pin on the western side of Lockwood Avenue, at the joint front corner of Lots 67 and 68; thence along the western side of Lockwood Avenue, following the curvature thereof, S. 19-53 W. 30.7 feet to an iron pin; thence still with the western side of Lockwood Avenue S. 0-14 W. 54.3 feet to the beginning corner."

Being the same property conveyed to the mortgagor by deed of Earl T. Baughman, to be recorded herewith.

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.