

BOOK 1120 PAGE 355
GREENVILLE CO. S. C.
MAR 21 10 29 AM '69
MORTGAGE OLLIE FARNSWORTH
R. M. C.

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SELDON E. POOLE AND
HAZEL P. POOLE

(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 ----- Twenty-Seven Thousand Nine Hundred and no/100----- DOLLARS (\$ 27,900.00---), with interest thereon at the rate of ~~PERCENT PER ANNUM~~ 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-five 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 Lot 33 and part of Lot 34 on plat of Section A, Gower Estates, recorded in the RMC Office for Greenville in Plat Book QQ at pages 146 and 147, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the southwestern side of Carolina Avenue at joint front corner of Lots 32 and 33, running thence with line of Lot 32, S 34-39 W 216.5 feet; thence N 53-20 W 189.4 feet to a point in the center of a creek, corner of property of Phillips; thence with creek as the line, the traverse of which is N 57-31 E 83.10 feet; thence continuing N 24-39 E 106.5 feet to an iron pin on the southwestern side of Carolina Avenue; thence S 65-21 E 140 feet to the beginning point.

Being the same property conveyed to the mortgagors by deed of Mary Jane Myers.

The mortgagors agree that after the expiration of 10 years from the date hereof, mortgagee may at its option apply for mortgage insurance for an additional five years with the mortgage insurance company insuring this loan; and mortgagors agree to pay to the mortgagee as premium for such insurance 1/2% of the principal balance then existing.

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.