

MAY 28 12-31 PM '69

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:

John Q. Ertle and Betty M. Ertle ----- (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-four Thousand Five Hundred and No/100 ----- DOLLARS (\$ 24,500.00 -----), with interest thereon at the rate of _____ 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 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, being shown and designated as Lot No. 64 on the plat of Drexel Terrace, dated April 1, 1961, prepared by Piedmont Engineering Service, recorded in the Office of the R.M.C. for Greenville County in Plat Book QQ at Page 177, and being more particularly described with reference to said plat as follows:

BEGINNING at a point at the joint intersection of Lots 64 and 63 with the right-of-way of Cunningham Road and running thence with the joint lines of Lots 63 and 64 S. 77-14 W. 187.0 feet to a point at the intersection of the joint rear corner of Lots 64 and 63 with the rear lot line of Lot 39; turning and running thence S. 14-05 E. 25 feet with the joint rear lines of Lots 64 and 39; thence turning and running with the joint rear line of Lots 38 and 64 S. 26-33 E. 135 feet to a point at the intersection of the right-of-way of Old Spartanburg Road with the joint corner of Lots 38 and 64; thence turning and running with the right-of-way of Old Spartanburg Road N. 73-27 E. 135 feet to a point; thence turning and running with a curve of the right-of-way of Old Spartanburg Road and Cunningham Road, the chord of which is N. 29-10 E. 36.3 feet to a point; thence continuing with the right-of-way of Cunningham Road N. 15-08 W. 121.3 feet to the point of beginning .

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.