

FILED
GREENVILLE CO. S. C.

JUN 12 10 39 AM '69

OLLIE FARNSWORTH
MORTGAGE

BOOK 1128 PAGE 377

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BEN W. SMITH

(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 Sixteen Thousand and no/100----- DOLLARS (\$ 16,000,00---), with interest thereon at the rate of stated in note ~~XXXXX~~ 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, shown and designated as Lots 6 & 7 on plat of Welcome Acres recorded in Plat Book DDD at page 44 and when described together has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Aloha Drive (formerly Cole Road) and running thence with the southwestern side of said drive, S. 52-20E 90 feet to pin; thence S. 43-35 E. 40 feet to pin; thence continuing S. 0-31 E. 67.2 feet to pin; thence still continuing S. 27- 54 W. 106.3 feet to pin at corner of Lot 5, thence with line of Lot 5, N. 50-11 W. 97.3 feet to pin; thence with line Of Lots 5 & 4, N. 52-23 W. 90.1 feet to pin at corner of Lot 8; thence with line of Lot 8, N. 37-05 E. 160 feet to beginning corner.

Said premises being the same conveyed by the mortgagor by deed recorded in Deed Book 863 at page 90.

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.