

Jul 28 10 19 AM '69

First Mortgage on Real Estate

B.M.C.  
OLLIE FARNSWORTH  
MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Jan K. Hitner and  
Mary Stuart Hitner

(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-one Thousand and no/100----- DOLLARS (\$ 21,000.00--- ), with interest thereon at the rate of stated in note ~~FOUR~~ 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 fifteen 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, situate on the northern side of Little Texas Road being shown as tract 1 containing 5.76 acres on plat of property of Jan Hitner and Mary Stuart Hitner dated July 10, 1969 and recorded in Plat Book 112 at page 171 and being more particularly described as follows:

BEGINNING at an iron pin in the center of Little Texas Road at the joint front corner of Tracts 1 and 2 and running thence with Tract 2, N. 0-40 E. 587.3 feet to an iron pin; thence S. 72-10 E. 413.4 feet to pin; thence continuing S. 64-47 E. 319.6 feet to pin on Farmview Drive; thence with the western side of said Drive, S. 8-35 E. 74.4 feet to pin in the center of Little Texas Road; thence with the center of Little Texas Road as the line S. 68-56 W. 130.5 feet to pin; thence S. 63-09 W. 159.4 feet to pin; thence S. 67-13 W. 263.1 feet to pin; thence S. 81-19 W. 196 feet to the point of beginning.

Said property being the eastern portion of a tract of land conveyed to the mortgagors by deed recorded in Deed Book 424 at page 464.

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.