

First Mortgage on Real Estate

FILED  
GREENVILLE CO. S. C.  
FEB 20 12 08 PM '70  
OLLIE FARNSWORTH  
MORTGAGE

BOOK 1148 PAGE 503

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FRANK W. LOFTIS, JR.

(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 Fourteen Thousand One Hundred and no/100-----DOLLARS (\$ 14,100.00----), with interest thereon at the rate of eight (8)-----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 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,

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, in Chick Springs Township, lying on Edwards Road, known and designated as Lots 12, 13 and a part of Lot 11 in Block B of a subdivision known as Mayfair Estates, as shown on a plat thereof recorded in the RMC Office for Greenville County in Plat Book S at pages 72 and 73, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on Edwards Road, the joint front corner of Lots 13 and 14, thence along the common line of Lots 13 and 14, N. 6-48 W. 150 feet to an iron pin; thence N.:29-12 E. 125 feet to a point in the center of the rear line of Lot 11; thence along a new line running directly through the center of Lot 11, S. 6-48 E. 150 feet to a point in the center of the front line of Lot 11 on Edwards Road; thence S. 29-12 W. 125 feet along Edwards Road to an iron pin, 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.