

*North*

GREENVILLE CO. S. C.

JUN 29 9 42 AM '70

BOOK 1159 PAGE 221

OLLIE FARNSWORTH  
R. H. C.

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Floyd Edwin Ellison, 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 -----  
Twenty-Nine Thousand Two Hundred Fifty and No/100----- DOLLARS  
(\$ 29,250.00---), with interest thereon at the rate of Eight----- 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, City of Greenville, being shown as Lot 5 of Section A of Gower Estates on plat thereof recorded in Plat Book QQ at pages 146 and 147 in the RMC Office for said County, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the southwestern side of Windfield Road at the joint front corner of Lots 4 & 5 and running thence along the joint line of Lots 3, 4 and 5, S 31-42 W 212 ft. to an iron pin in the rear line of Lot 3; thence along the joint line of Lots 5 and 6, N 74-17 E 203.9 feet to an iron pin on the western side of Windfield Road, joint front corner of Lots 5 and 6; thence along the western side of said road, N 15-50 W 22 ft. to an iron pin; thence continuing with the curve of Windfield Road, the chord of which is N 26-18 W 66 ft. to iron pin; thence continuing still with the curve of said Windfield Road, the chord of which is N 47-40 W 66.8 feet to the beginning.

ALSO a portion of Lot 4, Section A, Gower Estates, shown on plat thereof recorded in Plat Book QQ at page 147, and having according to said plat the following metes and bounds:

Beginning at a point on the southern side of Windfield Road approximately 10 ft. from the joint line of Lots 4 and 5 and running thence along the southern side of Windfield Road, S 58-18 E 10 feet to an iron pin; thence running along the joint line of Lots 4 and 5, S 31-42 W 160 feet to an iron pin at the joint rear corner of Lots 3 and 4; thence in a northeasterly direction 160 feet to the point of beginning.

The mortgagor agrees that after the expiration of 10 years from date the mortgagee may at its option apply for mortgage insurance for an additional 5 years with the mortgage insurance company insuring this loan; and the mortgagor agrees 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.