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OLLIE FARNSWORTH  
R. M. C.

BOOK 1159 PAGE 459

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: DAVID G. KING

(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 FIFTY-SEVEN THOUSAND AND NO/100THS----- DOLLARS (\$ 57,000.00 ), with interest thereon at the rate of nine (9%) 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, City of Greenville, on the Southern side of Fontaine Road and being shown as all of Lot No. 36 on plat entitled "Section Two, Property of Elizabeth L. Marchant" prepared by Dalton & Neves, Engineers, in July, 1963; as revised in January, 1969, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Fontaine Road at the joint corner of Lots Nos. 35 and 36 and running thence with the joint line of said lots S. 26-40 E. 264.7 feet to an iron pin in the line of Lot No. 34; thence S. 56-06 W. 142 feet to an iron pin; thence with the joint line of Lots Nos. 36 and 37 N. 29-07 W. 243.2 feet to an iron pin on the Southern side of Fontaine Road; thence with the Southern side of Fontaine Road N. 80-46 E. 12 feet to an iron pin; thence continuing with the Southern side of said Road N. 53-52 E. 72.7 feet to an iron pin; thence still continuing with the Southern side of said Road N. 40-52 E. 77.3 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Elizabeth L. Marchant, dated January 13, 1969, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 859 at page 591, and by deed of Elizabeth L. Marchant dated April 15, 1969, and recorded in the R.M.C. Office for Greenville County in Deed Book 866 at page 97.

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.