

Berea
First Mortgage on Real Estate

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GREENVILLE CO. S. C.

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BOOK 1164 PAGE 182

OLLIE FARNSWORTH
MORTGAGE
R. H. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James P. McCarter and Vera L. McCarter
(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 -----

Five Thousand and no/100----- DOLLARS

(\$5,000.00), 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 Ten----- 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, being shown as Lot 33 on plat of Paris Heights recorded in Plat Book Y at page 65, and being more particularly described according to a recent survey prepared by C. C. Jones as follows:

Beginning at a point in the west side of Delmar Avenue, which point is 185 feet south of the turnout point of Delmar Avenue and Pisgah Drive; thence with the joint line of Lots 33 and 34 and running S 73-06 W 165.9 feet; thence S 10-12 W 78.6 feet to the rear corner of Lot 32; thence running with the line of said lot N 73-06 E 201.9 feet to a point in the west side of Delmar Avenue; thence with said Avenue N 16-54 W 70 feet to the point of beginning.

Being the same property conveyed to the mortgagors by deed of Joe C. Lunsford to be recorded herewith.

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.