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BOOK 1164 PAGE 478

First Mortgage on Real Estate

OLLIE FARNSWORTH  
R. H. C.

## MORTGAGE

*Main*STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Bruce C. Gibson

(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 **Eighty Four Thousand and no/100-----** DOLLARS

(\$84,000.00), with interest thereon at the rate of **nine and one-half** 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 **8** 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 south-eastern side of Pleasantburg Drive, being shown as portion of Lots 19 and 20 of Paramount Park, plat of which is recorded in Plat Book W at page 57, and being more fully described as follows:

BEGINNING at an iron pin on the southeastern side of Pleasantburg Drive, said pin being 35 feet northeast of the northeastern corner of property now owned by Carolina Trading Company, and thence with the southeastern side of said Drive, N. 46-41 E. 105 feet to an iron pin; thence S. 43-15 E. 125 feet, more or less, to an iron pin; thence S. 46-45 W. 105 feet to an iron pin; thence N. 43-15 W. 125 feet to the beginning corner.

Being the same property conveyed to the mortgagor by Deed Book 762 at page 524 and a portion of the property conveyed to the mortgagor by Chanticleer Real Estate Co., Inc. recorded in Deed Book 839 at page 91.

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.