

FILED
GREENVILLE CO. S. C.

BOOK 1169 PAGE 472

OCT 15 3 37 PM '70

STONE AVENUE
MORTGAGE
OLLIE FARNSWORTH
P.M.C.

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Benita A. Critsis

(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 thousand and No/100----- DOLLARS

(\$20,000.00), with interest thereon at the rate of -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 -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, in Chick Springs Township, being more particularly described as follows:

BEGINNING at an iron pin in the State Park Road, at the corner of property formerly owned by H. P. McGee and running thence with the State Park Road, the following courses and distances: N 21-15 E 180 feet to bend; N 27-45 E 119.7 feet to an iron pin, corner of property sold to Dempsey; thence with the line of the Dempsey property the following courses and distances: S 49-30 E 368.5 feet to iron pin; N 48-30 E 300 feet to iron pin; N 55-30 E 70 feet to iron pin; N 42-10 E 82.5 feet to iron pin; thence S 33 W 220 feet to stone; thence S 2-49 W 936 feet to iron pin; thence N 64-40 W 452 feet to rock; thence N 28-20 E 107 feet to rock; thence N 27-42 W 508 feet to the beginning corner.

Containing 8.38 acres and being the same property conveyed to the mortgagor by deed recorded in Deed Book 587 at page 140.

Subject to right of way granted to Duke Power Co. recorded in Deed Book 726 at page 445.

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.