

BEREA

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GREENVILLE CO. S. C.

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BOOK 1171 PAGE 33

First Mortgage on Real Estate

OLLIE FARNSWORTH
R.M.C.
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Buster B. Brown, Jr. and
Barbara A. Brown

(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 Fifteen Thousand and no/100-----DOLLARS (\$ 15,000.00), 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 20 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 north-western side of New Farr's Bridge Road being shown as a tract containing a total acreage of 7.29 acres as shown on plat of Property of B. B. Brown, Jr. and Barbara A. Brown dated July 13, 1963 recorded in Plat Book DDD at page 187 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin near the center of New Farr's Bridge Road at the joint corner of property now or formerly belonging to Bruce and running thence with Bruce Property N. 47-30 W. 190.5 feet to an iron pin; thence S. 86 W. 752 feet to an iron pin in a ditch; thence with said ditch S. 8-45 W. 311 feet to an iron pin; thence S. 85-E. 530 feet to an iron pin in a branch; thence with center line of said branch as the line in an easterly direction 120 feet, more or less, to an iron pin; thence S. 38 E. 68 feet to an iron pin near the center of New Farr's Bridge Road; thence with said Road N. 51-50 E. 387.9 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagors by deeds recorded in Deed Book 731 at page 133 and Deed Book 730 at page 483 in the R.M.C. Office for Greenville County.

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.