

OCT 30 11 10 AM '70

BOOK 1171 PAGE 271

BEREA

OLLIE FARNSWORTH
R. M. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Ruth Berwager (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 Ten Thousand and no/100-----DOLLARS (\$ 10,000.00), 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, in Greenville Township, on the south side of Sulphur Springs Road and shown on Plat by Jones & Sutherland, Engineers, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of said Road, at Northwest corner of Jacob L. Townsend original tract, which iron pin is 1319 feet Northeast from the center line of Buncombe Road; thence along Sulphur Springs Road, N. 88-30 E. 85 feet to an iron pin; thence S. 1-30 E. 200 feet to an iron pin; thence S. 88-30 W. 85 feet to an iron pin; thence N. 1-30 W. 200 feet to the beginning.

Said premises being the same conveyed to Jack Berwager and Ruth Berwager by deed recorded in Deed Book 609 at page 200, Jack Berwager having conveyed his 1/2 interest to the mortgagor by deed recorded in Deed Book 645 at page 277 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.

This Mortgage Assigned to: _____
From _____
on _____ day of _____ 19____. Assignment recorded
in Vol. _____ of R. E. Mortgages on Page _____
Title _____ of _____ 19____, # _____

For modification & assignment to Ruth E. M. Berwager 1210 2292 96