

DEC 3 10 37 AM '70

MAIN

First Mortgage on Real Estate

OLLIE FARNSWORTH  
R. M. C.  
MORTGAGESTATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

C. Elizabeth McCoy (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 Seventeen Thousand Five Hundred and no/100-----DOLLARS (\$17,500.00), 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 10 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 the City of Greenville, shown as Property of T.G. Goldsmith, on plat by Dalton & Neves, dated March, 1965, and recorded in the R.M.C. Office for Greenville County in Plat Book III at Page 95, and being a portion of Lot 43, Block B of Cagle Park Land Company, as shown on plat recorded in Plat Book C at Page 238, in the R.M.C. Office for Greenville County, and having according to the first mentioned plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on Tindal Avenue, at the corner of Lot 2, and running thence with line of Lots 2 and 3, S. 28-42 E. 140.8 feet to iron pin on Church Street; thence with Church Street N. 28-20 E. 64.5 feet to drill hole on Church Street, at corner of Lot 42; thence with line of Lot 42, N. 24-32 W. 99 feet to a drill hole on Tindal Avenue; thence with Tindal Avenue S. 68-19 W. 23 feet to iron pin; thence continuing with Tindal Avenue; S. 67-14 W. 38 feet to the beginning corner.

ALSO, all that certain piece, parcel, or lot of land containing approximately 6,176 square feet, more or less, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina located on the western side of Route 29 (Church Street) at its intersection with Tindal Avenue, and more particularly described as follows:

BEGINNING at an iron pin located on the 60 foot right of way line of Route 29 (Church Street) approximately 25 feet south of its intersection with Tindal Avenue thence along said right of way for Route 29 (Church Street) S.28-26 W. for 118.2 feet, more or less, to an iron pin; thence N.24-58 W. for 106.0 feet, more or less, to an iron pin, thence N. 71-42 E. for 61.0 feet, more or less, to an iron pin; thence N. 77-03 E. for 39.9 feet, more or less, to an iron pin; thence S. 11-31 E. for 20.9 feet, more or less, to point of beginning, being bounded on the north by other land of the grantor, on the east by Route 29 (Church Street), on the south by land, now or formerly of Thomas G. Goldsmith, and on the west by Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or (con't) 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.

Tindal Avenue, all of which is more particularly shown on a plat prepared by the S.C. State Highway Dept. dated July 7, 1965, recorded in Plat Book 4H at page 121. This is the same property conveyed to the mortgagor by deed of the South Carolina State Highway Department to be recorded herewith.