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DEC 8 11 44 AM '70  
OLLIE FARNSWORTH  
R.M.C.

BOOK 1174 PAGE 355

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James M. Crain and Mary C. Crain (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 Sixteen Thousand and no/100-----DOLLARS (\$16,000.00), 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 ten 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, lying and being in Chick Springs Township, on the northwestern side of U. S. Highway #29 near the City of Greenville, shown as the major portion of lot shown on plat recorded in Plat Book Q at page 92, and being more particularly described as follows:

BEGINNING at an iron pin on the northwestern side of U.S. Highway #29 at the joint front corner with an 18-foot strip heretofore conveyed to Shelton J. Rimer, and running thence with line of said strip, N. 39 W. 357.7 feet to an iron pin; thence S. 51-47 W. 18 feet to a concrete monument in line of property now or formerly of W. T. Edwards; thence with line of said property, N. 31-38 W. 1096 feet to an iron pin; thence N. 57-45 E. 222.6 feet to an iron pin in the line of property now or formerly of W. S. Edwards; thence with the line of said property, S. 31-42 E. 1103 feet to an iron pin; thence S. 38-13 E. 45 feet to an iron pin; thence S. 51-47 W. 132 feet to an iron pin on the eastern side of a 25-foot driveway; thence S. 39 E. 285 feet to an iron pin on the northwest side of U.S. Highway #29; thence with the northern side of said Highway, S. 51-47 W. 65 feet to the beginning corner, subject to right-of-way granted to Greenville County for road purpose in a strip 25 feet in width lying along the northern side of said property.

Being the same property conveyed to the mortgagors by deed recorded in Deed Book 818 at page 401.

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.