

Main

GREENVILLE CO. S. C.
FEB 16 12 54 PM '71
OLLIE FARNSWORTH
R. H. C.
MORTGAGE

BOOK 1181 PAGE 114

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: -----JOHN R. COOLEY -----

----- (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 three thousand and 00/100 ----- DOLLARS (\$ 23,000.00 --), with interest thereon at the rate of eight (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 twenty 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, near the City of Greer, being known and designated as lot no. 123 on a plat of section I and II of Belmont Heights prepared by Dalton & Neves, Engineers dated July, 1960 and recorded in plat book QQ at pages 160 and 161. Said lot fronts on the easterly edge of Montclair Road a total distance of 125 feet; measures 178.9 feet on its southerly side; 80 feet on its easterly side; and 223.8 feet on its northerly side.

ALSO: All that lot of land in said State and County being a small triangular shaped portion of lot 124 on the aforesaid plat of Belmont Heights recorded in Plat Book QQ at pages 160 and 161 and being described as follows:

Beginning at an iron pin on the easterly side of Montclair Drive, joint front corner of lot 123 and 124, and running thence with the joint line of said lots in an easterly direction 223.8 feet to an iron pin; thence along the rear line of lot 124, 20 feet in a northerly direction to a point; thence in a westerly direction to the point of beginning.

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.