

FILED  
GREENVILLE CO. S. C.

BOOK 1186 PAGE 465

APR 13 4 43 PM '71

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:

ALEXANDER G. CLARK (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 Thirty Thousand and No/100 DOLLARS (\$ 30,000.00 ), 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 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 Greenville, on the Northeastern side of a County Road known as Hicks Road, being shown as 1.15 acres on a plat of the Property of S. D. Chiles, made by C. C. Jones, Engineer, dated June 11, 1953, and being a portion of tract No. 4 on a Plat of the Property of Mrs. Florrie E. Chiles, recorded in the RMC Office for Greenville County, S. C., in Plat Book T, page 402, and having according to the first mentioned plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northeastern side of Hicks Road at the corner of property now or formerly owned by Homer Chiles (said iron pin being located S. 42-23 W., 253.8 feet and S. 48-37 E., 198.2 feet, from an iron pin on Augusta Road at the corner of property now or formerly owned by Roy Jordan) and running thence along the Northeastern side of Hicks Road, S. 60-38 E., 110 feet to an iron pin; thence S. 53-49 E., 100 feet to an iron pin at the corner of property now or formerly owned by Allison; thence along the line of said lot, N. 45-15 E., 222.5 feet to an iron pin at the corner of property now or formerly owned by Roy Jordan; thence along the line of said lot, N. 48-37 W., 217.4 feet to an iron pin; thence along the line of property now or formerly owned by Homer Chiles, S. 42-23 W., 253.8 feet to an iron pin, the beginning corner.

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.