

Pleasantburg

BOOK 1188 PAGE 15

FILED  
GREENVILLE CO. S. C.

APR 27 8 42 AM '71

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:

Donald A. Smith  
and Betty E. Smith

(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 Eight Thousand and no/100-----DOLLARS (\$8,000.00), 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 15 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 Gantt Township, being a portion of lots 3 and 4 as shown on plat recorded in Plat Book D at page 13 and being shown as lot 4.3, Block 1, Page WG 8 on the Greenville County Block Book, said lot having a frontage of 138 feet on the western side of Highway 29 and extending back to the Southern Rail Road right of way, 312 feet on the northern side and 324.2 feet to the southern side with a frontage of 138 feet on Highway 29 and 112 feet on the right of way of Southern Rail Road.

Said premises being the same conveyed to the mortgagors by deed recorded in Deed Book 823 at page 124 in the R.M.C. Office for Greenville County.

LESS HOWEVER, a 12-foot strip conveyed by the mortgagors by deed recorded in Deed Book 905 at page 492 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.