

FILED
GREENVILLE CO. S. C.

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BOOK 1189 PAGE 503

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: Walter W. Goldsmith and

Sarah S. Goldsmith

(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 Thousand and No/100----- DOLLARS (\$ 20,000.00), with interest thereon at the rate of 7-1/2 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 13 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, on the Eastern side of S. C. Highway 291 (South Pleasantburg Drive) and the Western side of Keith Drive, being shown as a portion of property on a plat entitled "Property of Walter W. Goldsmith and Associates", made by Dalton & Neves, Engineers, dated May 1947, and revised by C. C. Jones, Engineer, on July 21, 1947, recorded in the RMC Office for Greenville County, S. C., in Plat Book W, Page 2, and having according to a more recent plat of a survey for Walter W. Goldsmith and Sarah S. Goldsmith made by Carolina Engineering and Surveying Co., dated October 22, 1969, the following metes and bounds, to wit:

BEGINNING at an iron pin at the Southeastern corner of the intersection of S. C. Highway 291 with Keith Drive, and running thence with the Western side of Keith Drive S.40-54 E., 72 feet to an iron pin; thence continuing with the Western side of Keith Drive S.21-56 E., 114.8 feet to an iron pin; thence continuing with the Western side of Keith Drive S.15-55 E., 28.4 feet to an iron pin; thence leaving Keith Drive and running through other property of the mortgagors N.77-33 W., 100.4 feet to an iron pin; thence continuing through other property of the mortgagors N.67-56 W., 60 feet to an iron pin on S. C. Highway 291; thence along the Eastern side of S. C. Highway 291 N.21-30 E., 155 feet to an iron pin at 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.