

FILED  
GREENVILLE CO. S. C.

BOOK 1191 PAGE 531

First Mortgage on Real Estate

MAY 21 9 50 AM '71

OLLIE T. AMES  
R. H. C.  
**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

O. A. Anders  
A. E. Clardy  
D. J. Anders

(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 Forty-Two Thousand Seven Hundred Fifty and No/100ths ----- DOLLARS (\$ 42,750.00 ), 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 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, Austin Township, situated on the eastern side of Parkins Mill Road, about five miles from Greenville Court House, being a part of the land conveyed to B. R. Ledbetter by Alvin H. Dean, and having the following metes and bounds, to-wit:

BEGINNING at a stone on eastern side of the Parkins Mill Road at Otis Raines corner, and running thence S. 75 1/2 E. 356 feet with the Raines line to a stone on the old Dean line; thence S. 14 1/2 E. 120 feet to a stake on the old Dean line; thence N. 75 1/2 W. 369 feet to a stake on eastern side of the Parkins Mill Road; thence S. 7 1/2 W. 120 feet to the beginning corner; and containing one (1) acre, more or less.

The above described tract is subject to a right of way for highway purposes of approximately 20 feet in depth and running with Parkins Mill Road for approximately 120 feet.

This is the identical property conveyed to the mortgagors herein by deed of A. E. McKinney of even date and to be recorded herewith.

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.