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OLLIE FARNSWORTH
R. M. C.

BOOK 1192 PAGE 371

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MACKY CHARLES DEMPSEY A/K/A

TO ALL WHOM THESE PRESENTS MAY CONCERN: CHARLES M. DEMPSEY AND JUNE T.

DEMPSEY ----- (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 Seven thousand five hundred and 00/100. ----- DOLLARS (\$7,500.00 ----), 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 ten 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, and designated as part of the property of the J.W. Batson Estate, and according to the plat recorded in the RMC Office for Greenville County Plat Book "MM" at page 51 being described as a one acre tract situate in the fork of a hard surfaced county road and mountain creek according to plat of property of Mackey Charles Dempsey a/k/a Charles M. Dempsey prepared by Kimbell and Clarkson, RLS, and recorded in the RMC Office for Greenville County in Plat Book XXX at page 109; and having according to said plat the following metes and bounds to-wit:

BEGINNING at a point in the center of county road, 692.2 feet North of the intersection with S.C. Highway 253, and following the curve of said county road N 3-38 W 76.5 feet to a point; and continuing with said county road N 25-18 E 133 feet to point in said county road; and thence continuing with said county road N 14-39 E 172.6 feet to point in said county road; thence N 3-07 E 78 feet to a point on mountain creek; thence following the creek which is the line, the traverse of which is as follows: S 33-45 W 185 ft; thence S 46-05 W 180 ft; thence S 25-47 W 99.1 ft to a point; thence running S 67-17 E 197.5 ft to point in the center of said county road the point of beginning.

The above described property is the same property conveyed to Mackey Charles Dempsey a/k/a Charles M. Dempsey by deed recorded in Deed Book 842 at page 126 in the RMC 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.