

FILED
GREENVILLE CO. S. C.

JUN 23 1 14 PM '71

First Mortgage on Real Estate FARNSWORTH
R. M. C.

BOOK 1196 PAGE 99

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: SILAS BROOKS, JR.

(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 Seventeen Thousand Five Hundred and No/100----- DOLLARS (\$ 17,500.00-----), 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 twenty (20)---- 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, containing 6.5 acres, more or less, situate on the western side of Holly Springs Road, Dunklin Township, known and designated as the westerly portion of Tract No. 4, as shown on plat prepared by W. J. Riddle, October, 1928, entitled "Estate of W. H. Owens", recorded in the RMC Office for Greenville County, S. C., in Plat Book "QQQ", at Page 13, and having, according to more recent plat prepared by Carolina Engineering & Surveying Co., November 10, 1969, entitled "Survey for Jessie Beaufort Gilliam", and recorded in the RMC Office for Greenville County, S. C., in Plat Book "4 D", at Page 145, the following metes and bounds, to wit:

BEGINNING at a point in the center of Holly Springs Road at the southeastern corner of the premises herein described and in line of Tract 3, and running thence with line of Tract 3, S. 81-30 W. 466.2 feet to an iron pin; thence with line of property now or formerly of Fred Holiday, N. 1-45 W. 609 feet to an iron pin at joint corner of Tracts 4 and 5; thence with line of Tract 5, N. 81-30 E. 466.4 feet to a point in the center of Holly Springs Road; thence with the center line of Holly Springs Road, as the line, S. 6-06 E. 262 feet to a point; thence continuing with the center line of Holly Springs Road, as the line, S. 0-18 W. 350 feet to the point of BEGINNING.

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.