

FILED
GREENVILLE, CO. S. C.

BOOK 1197 PAGE 102

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First Mortgage on Real Estate

OLLIE FARNSWORTH
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: KENNETH T. BLACK and

JULIUS B. WATSON

(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 AND NO/100-----DOLLARS

(\$ 17,000.00), 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 fifteen 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, lying and being on the Northern side of the P & N Railroad and the western side of Badger Street, near the City of Greenville, being a portion of the property shown on plat of property of J. P. Stevens & Co., Inc., which plat is recorded in the RMC Office for Greenville County, S. C. in Plat Book LL, at page 121, and also shown on a plat prepared by R. K. Campbell, Engineer, January, 1962, as the property of W. A. and A. E. Vaughn, and having, according to the latter plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of the P & N Railroad Tract right-of-way and Badger Street, and running thence with the said right-of-way N. 86-43 W. 90 feet; thence continuing with the said right-of-way N. 82-38 W. 150.9 feet to a point on the line of the right-of-way of the Southern Railroad; thence with the said Railroad right-of-way N. 44-10 E. 252 feet to an iron pin in the rear lot line of Lot No. 13 of a subdivision known as Valley Dale; running thence with the line of said Lot S. 60-19 E. 78 feet to an iron pin; thence S. 1-19 W. 166.7 feet to an iron pin, 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.