

GREENVILLE CO. S. C.

AUG 5 4 56 PM '71

BOOK 1201 PAGE 611

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: A. J. POLLARD and RUTH S. POLLARD

(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-Nine Thousand Six Hundred and No/100----- DOLLARS

(\$ 29,600.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is twenty-five 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, being located at the southeastern corner of the intersection of Rosemary Lane with Ivanhoe Circle, near Taylors, being shown and designated as a portion of Lots Nos. 31 and 32 on a map of ROSEDALE dated February, 1959, prepared by C. O. Riddle and recorded in Plat Book YY at Page 35 and shown as Lot No. 1 on a plat of Revision of Lots Nos. 31, 32, and 33 of ROSEDALE recorded in Plat Book WWW at Page 60 and having, according to last referred to plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Ivanhoe Circle at joint front corner of Lots Nos. 1 and 30 and running thence along the common line of said Lots, S. 40-02 E., 224.2 feet to an iron pin; thence along line of Lot No. 2, N. 7-41 E., 259.3 feet to an iron pin on Rosemary Lane; thence with Rosemary Lane, N. 75-39 W., 6 feet to an iron pin; thence along the southern side of Rosemary Lane, N. 73-52 W., 84.4 feet to an iron pin; thence with curve of Rosemary Lane with Ivanhoe Circle, the chord of which is S. 61-08 W., 35.4 feet to an iron pin on the easterly side of Ivanhoe Circle; thence with the easterly side of Ivanhoe Circle, S. 24-36 W., 56.1 feet to an iron pin; thence continuing with the easterly side of Ivanhoe Circle, S. 41-26 W., 56 feet to 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.