

FILED
GREENVILLE, CO. S. C.

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OLLIE FARNSWORTH
R. M. C.
MORTGAGE

BOOK 1202 PAGE 78

First Mortgage on Real Estate
PLEASANTBURG

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WILLIAM F. PHILLIPS AND
MILDRED C. PHILLIPS

(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 -----
Eight Thousand and no/100----- DOLLARS

(\$8,000.00-----), 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 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, situated on a county road leading from Old Anderson Road, State Highway #81, which road is known as Hollywood Drive, being more particularly described as follows:

Beginning at a point along County road at the joint corner of Tracts 4A and Tract 5 according to plat known as Dixie Farms, which plat was made by Dalton & Neves in July 1938; thence along joint lines of Tracts 4A and 5, N 47-30 E 406 feet to an iron pin; thence N 40-52 W 100 feet to an iron pin; thence in a southwesterly direction to a pin on the said Hollywood Drive, which pin is exactly 100 feet from the point of beginning; thence S 38-15 E 100 feet to the point of beginning, being a portion of Tract 5 according to said plat.

Derivation: Same property conveyed to mortgagors by deed of Mildred Mae C. Phillips, deed 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.