

FILED
GREENVILLE CO. S. C.

BOOK 1202 PAGE 592

First Mortgage on Real Estate

AUG 17 9 07 AM '71

MORTGAGE
ON THE FLENSWORTH
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: STEPHEN L. and JOYCE G. FARROW

(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 SIXTEEN THOUSAND AND NO/100-----DOLLARS

(\$ 16,000.00), 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 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,

ALL that certain piece, parcel, or lot of land with all improvements thereon, situate, lying and being in the state of South Carolina, County of Greenville, located on the northwestern side of Bradley Boulevard in the City of Greenville, and being designated as Lot No. 84 on the plat of University Park, as recorded in the R.M.C. Office for Greenville County in Plat Book "P", page 127, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Bradley Boulevard, joint front corner of Lots 83 and 84, and running thence with the common line of said lots, N. 37-34 W. 197.7 feet to an iron pin on the southerly side of Brookside Circle; thence with the southerly side of said Circle, S. 57-38 W. 75.3 feet to an iron pin, the joint corner of Lots 84 and 85; thence along the common line of said lots, S. 37-34 E. 204.7 feet to an iron pin on the northwestern side of Bradley Boulevard; thence with Bradley Boulevard N. 52-26 E. 75 feet to the beginning corner.

This is the same property conveyed to the grantor by deed recorded in Deed Book 838 at Page 331 in the R.M.C. Office for Greenville County.

This property is conveyed subject to all restrictions, covenants and easements of record which affect the said property.

Grantee is to pay 1971 County Taxes.

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.