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GREENVILLE CO. S. C.

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BOOK 1203 PAGE 624

First Mortgage on Real Estate

OLLIE FARNSWORTH
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WILLIAM F. MOORE, JR. AND MERLEEN P. MOORE

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

(\$ 28,000.00), 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 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, in Grove Township, about seven (7) miles Southwest of the City of Greenville, and being known and designated as Lot Number 45A on a plat entitled "Revised Map Lot 45, Wm. R. Timmons, Jr., Subdivision, Property of Donald E. Graham", said plat being recorded in the RMC Office for Greenville County in Plat Book 4I at Page 125, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Northeastern side of the turnaround at the Southeastern end of Driftwood Drive at the joint front corner of the lot herein being mortgaged and property now or formerly belonging to Wm. R. Timmons, Jr., and running thence with said turnaround S. 64-24 E. 50 feet to a point; thence continuing with said turnaround S. 4-24 E. 50 feet to a point at the joint corner of Lots 45A and 45B; thence S. 28-47 E. 473.8 feet to a point; thence S. 49-10 W. 150 feet to a point; thence S. 36-50 E. 50 feet to a point; thence with the rear line of the lot herein being mortgaged and property now or formerly belonging to J. W. Mahon N. 49-10 E. approximately 256.9 feet to a point in a branch at the rear corner of the lot herein being mortgaged; thence with said branch as a line approximately N. 13-19 W. approximately 321.1 feet to a point; thence continuing with said branch approximately N. 32-17 W. approximately 146.8 feet; thence still continuing with said branch approximately N. 9-20 E. approximately 60 feet to a point; thence still continuing with said branch approximately N. 34-30 W. approximately 106.8 feet to a point in said branch at the corner of the lot herein being mortgaged; thence S. 55-36 W. approximately 225.4 feet to a point on the Northeastern side of the Driftwood Drive turnaround at 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.