

FILED  
GREENVILLE, CO. S. C.

SEP 9 3 35 PM '71

BOOK 1205 PAGE 559

First Mortgage on Real Estate

OLLIE FARNSWORTH  
MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Leslie M. Elliott and Ruth Ann B. Elliott

(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 ----- Thirty-Six Thousand and no/100 ----- DOLLARS

(\$ 36,000.00-----), 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 thirty 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 piece, parcel or lot of land with all improvements thereon, lying and being on the westerly side of McDaniel Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 24 and the southern one-half of Lot 23, according to a plat of the Property of W. C. Cleveland prepared by Dalton & Neves, May, 1931, as revised August, 1941, and recorded in the RMC Office for Greenville County in Plat Book K at pages 98 and 99 and having, according to a later plat of this property entitled "Property of Kathryn T. Sims", made by R. B. Bruce, R.L.S., dated September 24, 1964, the following metes and bounds:

BEGINNING at a point on the western side of McDaniel Avenue, said point being 115 feet south of the intersection of Knoxbarry Terrace and McDaniel Avenue, and running thence S. 11-28 W. 35 feet to an iron pin, said iron pin being the joint corner of Lots 23 and 24; thence S. 11-48 W. 70 feet to an iron pin, joint front corner of Lots 24 and 25; thence along the common line of said lots, N. 75-55 W. 200 feet to the joint rear corner of said lots; thence N. 12-43 E. 24.8 feet to a point; thence N. 37023 E. 87.4 feet to a point; thence S. 75-55 E. 161.2 feet to the point of beginning. Being the same property conveyed to the mortgagors by deed to be recorded herewith.

The mortgagors agree that after the expiration of ten years from the date hereof, the mortgagee may at its option apply for mortgage insurance for an additional period of five years with the mortgage insurance company insuring this loan, and the mortgagor agrees to pay to the mortgagee as premium for such insurance one half of 1% of the principal balance then existing.

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.

SEE REVERSE SIDE OF MORTGAGE FOR CONTINUATION  
OF PROVISION TO MORTGAGE