

p/a

FILED GREENVILLE S.C.

BOOK 1208 PAGE 105

SEP 28 4 17 PM '71

MORTGAGE OLLIE FARNSWORTH R.M.C.

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: J. H. WATSON & GERALDINE WATSON

----- (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

Ten Thousand Five Hundred and No/100 ----- DOLLARS (\$ 10,500.00 --), with interest thereon at the rate of eight (8) ----- per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter 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, being known and designated as Lot no. 52 as shown on plat of Section 2 of the Addition to Subdivision for Victor-Monaghan Mills, prepared by Pickell & Pickell, April 13, 1950, recorded in Plat Book X at Page 165, and described as follows:

BEGINNING at an iron pin at the Southwest intersection of Y.M.C.A. Street, and Thomas Street and running thence with Y.M.C.A. Street S 3-03 W 95 feet to an iron pin, joint front corner of Lots 52 and 53; thence with joint line of said lots, N 86-49 W 203.2 feet to an iron pin in the East side of Beattie Street; thence with Beattie Street N 3-18 E 95 feet to an iron pin at the intersection of Beattie and Thomas Streets; thence with the southern side of Thomason Street, S 86-49 E 202.7 feet to the point of beginning. Being the same premises conveyed to Mortgagor by deed of Monaghan Baptist Church 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.