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OLLIE FARNSWORTH  
R.M.C.

BOOK 1210 PAGE 183

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. W. BENJAMIN HAMMOND, JR., and GLADYS HAMMOND,

(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 TWELVE THOUSAND EIGHT HUNDRED and no/100----- DOLLARS

(\$ 12,800.00 ), 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, near the City of Greenville, lying on the southwestern side of an unnamed street (now known as Aiken Circle), being a portion of Lots Nos. 18 and 19 on a plat of the property of Berea Realty Co. prepared by John C. Smith and J. Coke Smith, R.L.S., dated March 1952, recorded in the R.M.C. Office for Greenville County in Plat Book BB, Page 37, and having the following courses and distances, to wit:

BEGINNING at a point on the southwest side of Aiken Circle on the front lot line of Lot No. 18, 159.5 feet southeast from Berea Drive and running thence with a line through Lot No. 18, S.57-05 W. 150 feet to an iron pin; thence S.39-30 E. 94 feet to an iron pin in the rear of Lot No. 19; thence with a line through Lot No. 19 N.57-05 E. 150 feet to an iron pin on the southwestern side of Aiken Circle; thence with the southwestern side of Aiken Circle N.39-30 W. 94 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed from Ralph J. Moody and Martha B. Moody of even date to be recorded herewith in the R.M.C. Office for Greenville County.

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the mortgagor promises to pay to the mortgagee for the term of the guaranty policy the sum of 1/48th of 1% of the original amount of this loan in payment of the mortgage guaranty insurance covering this loan and on his failure to pay it, the mortgagee may advance it for the mortgagor's amount and collect it as part of the debt secured by the mortgage.

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