

FILED
GREENVILLE CO. S. C.

BOOK 1210 PAGE 654

OCT 21 3 40 PM '71

OLLIE FARNSWORTH
MORTGAGE

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Larry G. Shaw Builder, Inc. ----- (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-five Thousand Five Hundred and No/100 -----DOLLARS

(\$ 25,500.00 -----), 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 -----25----- 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 on the southeastern corner of the intersection of Roe Court and Overton Avenue and known and designated as Lot No. 37 of a subdivision known as Cedar Vale, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 000 at Page 13 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Roe Court at the joint front corner of Lots Nos. 37 and 38 and running thence with the eastern side of Roe Court, N. 19-13 E., 96.7 feet to an iron pin at the intersection of Roe Court and Overton Avenue which intersection is curved, the chord of which is N. 66-16 E., 34.1 feet to an iron pin on the southern side of Overton Avenue; running thence with the southern side of said avenue S. 66-41 E., 143.6 feet to an iron pin in the line of Lot No. 50; running thence with the joint line of Lots Nos. 37 and 50, S. 19-13 W., 109.6 feet to an iron pin at the joint rear corner of Lots Nos. 37 and 38; running thence with the joint line of those lots N. 70-47 W., 168.5 feet to an iron pin, 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.