

Berea

BOOK 1212 PAGE 361

First Mortgage on Real Estate

FILED  
GREENVILLE CO. S. C.  
MORTGAGE  
NOV 4 4 54 PM '77

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Jimmie Kirksey and  
Rose Ann Kirksey

(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 and no/100-----DOLLARS

(\$ 10,000.00 ), 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 10 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, Bates Township, being known and designated on plat of Property of J. C. Few prepared by Terry T. Dill, R.L.S., dated October 28, 1971, containing 24.56 acres and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of S. C. Highway #186, the joint corner of property now or formerly of Adams and running thence with Adams property, N. 63-50 W. 1652 feet to an iron pin at branch; thence N. 46-42 W. 261 feet to a stone; thence N. 87-18 E. 351 feet to an iron pin; thence N. 52-18 E. 554 feet to an iron pin; thence with property now or formerly of Adams, S. 57-00 E. 1232 feet to an iron pin in a dirt driveway; thence continuing with the center of the dirt driveway, S. 42-05 E. 171 feet to an iron pin in S. C. Highway #186; thence with S. C. Highway #186, the following metes and bounds: S. 47-55 W. 97 feet to an iron pin; S. 04-05 E. 191 feet, more or less, to an iron pin; S. 44-55 W. 288 feet, more or less, to the point of beginning.

This is the same property conveyed to the mortgagors by deed of James C. Few and Paul V. Few 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.