

FILED
GREENVILLE CO. S. C.

BOOK 1212 PAGE 521

First Mortgage on Real Estate

Nov 8 3 27 PM '71
MORTGAGE
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Robert E. Holcombe and
Janice C. Holcombe (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 Fifteen thousand four hundred and No/100----- DOLLARS

(\$ 15,400.00----), 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, and being more particularly located in the Oak Hill Subdivision, Section B, near Greenville, South Carolina and being known and designated as Lot No. 13 on Oak Hill Drive according to a plat of the same prepared by J. C. Hill; said plat being recorded in Plat Book MM at page 81 in the RMC Office for Greenville County; said lot of land being described by metes and bounds as follows:

BEGINNING at an iron pin at the joint front corners of Lots Nos. 12 & 13 located on Oak Hill Drive; thence proceeding N. 47-16 W. 175.2 feet to an iron pin at the joint rear corners of Lots Nos. 12 & 13; thence turning and proceeding S. 68-40 W. 73.2 feet to an iron pin at the joint rear corners of Lots Nos. 13 & 14; thence turning and proceeding S. 45-27 E. 193.7 feet to an iron pin at the joint front corners of Lots Nos. 13 & 14; thence turning and proceeding along Oak Hill Drive N. 55-06 E. 70 feet to the point of beginning.

This deed is made subject to any restrictions and easements that may appear of record, on the recorded plat, or on the premises.

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.