

First Mortgage on Real Estate

OLLIE FARNSWORTH  
R. M. C.  
**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, James C. Beard, Jr.

(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 Seventeen Thousand Two Hundred Fifty and No/100----- DOLLARS

(\$ -17,250.00- ), 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 thirty 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, shown and designated as lot no. 1 of Block "C" on plat of Hughes Heights, recorded in the R. M. C. Office for Greenville County in Plat Book GG at pages 122 and 123, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Almena Street, joint front corner of lots nos. 1 and 2 and running thence along said Almena Street, S. 37-33 W., 52.3 feet to an iron pin; thence around the curvature of a circle, the chord of which is S. 80-31 W., 34.1 feet to an iron pin on the easterly side of Service Drive; thence N. 56-30 W., along Service Drive 173.7 feet to an iron pin; thence N. 26-26 E., 60.9 feet to an iron pin; thence S. 60-13 E. 210.3 feet to the point of beginning.

ALSO:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in Sans Souci Section of Greenville County about two miles north of City of Greenville on Belmont Avenue between Rogers Avenue and McMakin Drive, said lot having the following lines, courses and distances:

BEGINNING at an iron pin on the western edge of a five foot sidewalk running along Belmont Avenue, said pin being the joint corner of lot 115 and lot 1; thence along edge of said sidewalk S. 5-50 W., 60 feet to an iron pin; thence S. 83-55 W., 150 feet to an iron pin; thence N. 5-50 W., 60 feet to an iron pin, joint rear corner of lot numbers 117 and 1; thence N. 83-55 E., 150 feet to an iron pin on the edge of said sidewalk, the beginning corner, said lot being known and designated as lot number 1 on plat made by W. J. Riddle, to be recorded.

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.