

OLLIE FARNSWORTH
R. M. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES BUTLER CALDWELL

(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 Five Thousand and No/100 ----- DOLLARS (\$ 5,000.00), with interest thereon at the rate of seven & 3/4ths per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is six (6) 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, in Dunklin Township, having the following metes and bounds, to-wit:

BEGINNING at a nail in the center of Pinson Road and running thence in a southerly direction along the center of said road S 06-00 E 100 feet to a railroad spike; thence continuing along the center of said road S 3-55 E 200 feet to an I.P. in center of said road; thence continuing along said road S 2-45 E 200 feet to an I.P. in center of said road; thence continuing along said road S 6-45 E 197.8 feet to an I.P.; thence S 72-15 W 66.4 feet to an I.P.; thence S 70-30 W 383 feet, more or less, to an I.P.; thence N 18-00 W 653 feet to an old stone; thence N 76-42 E 126.0 feet to an iron pin; thence N 62-10 E 353 feet to an I.P.; thence in a northerly direction 50 feet to an I.P.; thence N 75-49 E 102.8 feet to center of Pinson Road; thence along Pinson Road 30 feet to an I.P., the point of beginning.

Derivation: Deed Book 886 at Page 381.

AND All that lot of land situate, lying and being in the County of Greenville, State of South Carolina, Dunklin Township and adjoining property of Mortgagor and according to a plat made by F.E. Ragsdale, SCRLS, dated May 21, 1971, having the following metes and bounds, to-wit:

BEGINNING at a stone X.O. and running thence N 26-00 W 331.3 feet to a stone X.O. and thence N 24-06 E 515.5 feet along line of James V. and Imogene K. Pruitt to an I.P.; thence S 73-46 E 69.3 feet to a stone X.O.; thence S 17-00 E 650.1 feet to a point; thence along the line of Dorothy Burton S 69-55 W 343 feet to a stone X.O., the point of beginning; the same containing 4.64 acres, more or less.

Derivation: Deed Book 917 at Page 365.

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.