

MAIN

FILED
GREENVILLE CO. S. C.

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BOOK 1221 PAGE 545

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:

Eloise G. Waters

(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 **Thirteen Thousand Five Hundred and no/100-----** DOLLARS

(\$ 13,500.00), 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 15 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 the City of Greenville, on the northeastern side of Augusta Road, being a portion of Lot 96 on plat of Property of Crescent Terrace, recorded in Plat Book E at Page 137, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin in the front line of Lot 96, on the northeastern side of Augusta Road at corner of lot now or formerly owned by Robert B. Hallman and Serena S. Hallman, and running thence with the Hallman Lot N. 29-59 E. 38 feet to point at the corner of a brick wall; thence along the northwestern edge of said wall and beyond N. 38-19 E. 205.9 feet to iron pin; thence N. 0-29 W. 81.9 feet to iron pin; thence N. 49-00 W. 14 ft. 2" to iron pin; thence S. 32-50 W. 324 feet to iron pin on the northeastern side of Augusta Road; thence with said Road S. 46-21 E. 40 feet 2 inches to the point of beginning. Being same conveyed to Roy Waters by deed recorded in Deed Book 317 at Page 89 and deed recorded in Deed Book 402 at Page 251. The said Roy Waters died testate, as will be seen in Apt. 715, File 4 in the Probate Court for Greenville County, leaving all his property to the mortgagor, Eloise G. Waters.

ALSO: All that piece, parcel or lot of land in the County and State aforesaid, being known and designated as "Property of Eloise G. Waters", as shown on plat by R. W. Dalton, dated June 28, 1966, and having according to said plat the following metes and bounds, to-wit: BEGINNING at iron pin on the northeastern side of Parkins Mill Road (Mauldin Road), said pin being located at the intersection of Parkins Mill Road & Gurley Ave., and running thence with Gurley Ave. N. 38-31 E. 108 feet to iron pin; thence continuing with other property of mortgagor N 47-53 W. 82 feet to iron pin; thence continuing with other property of mortgagor S. 33-38 W. 122.2 feet to iron pin on Parkins Mill Road; thence with said Road S. 49-38 E. 4 feet to iron pin; thence continuing with said Road S. 58-54 E. 68 feet to the 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.