

First Mortgage on Real Estate

FILED
 GREENVILLE CO. S. C.
 12-50
 MORTGAGE BOOK PH '72

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

OLLIE FARNSWORTH
 R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: YORKTOWN DEVELOPMENT CORP., a South Carolina Corporation and C. B. SPIVEY, 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 SIXTY-FIVE THOUSAND AND NO/100-----DOLLARS

(\$65,000.00), 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 twenty (20) 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,

Tract 1. That certain tract known as Tract No. 4 of the D. D. Davenport Estate, as shown on plat dated December 21, 1936, prepared by W. J. Riddle, recorded in the R.M.C. Office for Greenville County in Plat Book I at page 67, subtract containing 100.40 acres, more or less.

Tract 2. Also, all that tract of land, lying to the east of the above-described tract and adjoining the same, known as Tract No. 3 of the D. C. Davenport Estate, as shown on the plat above referred to, containing 40.20 acres, more or less.

Tract 3. Also, all that tract of land lying to the east of the above-described tract and bounded on the east by Cedar Falls Road, containing 100 acres, more or less, shown on plat dated 1916, prepared by J. A. Adams, Surveyor, as partially resurveyed by W. M. Rast, Engineer, 1929, and described as follows:

BEGINNING at the northeast corner of the tract second above described and running thence with the line of said tract S. 21-15 E. 10.24 ch. to a stone; thence leaving the line of the property second above described and running S. 53 E. 3.64 ch. to a stone; thence N. 58-45 E. 9.20 ch. to a stone; thence N. 2-45 E. 56.78 ch. to a stake on Cedar Falls Road; thence with said road as the line (in a general northerly direction approximately 25 ch.) to a stake on said road near the intersection of the same with the Fork Shoals Road, corner of the tract hereinafter described; thence with the line of said tract S. 60-15 W. 3.09 ch. to a stone lying to the west of the Cedar Falls Road; thence continuing with the line of the tract hereinafter described, the following courses: S. 56-15 E. 5.45 ch. to a stone; S. 3 E. 2 ch. to a stone; S. 23 W. 3.10 ch. to a stone; due south 2.75 ch. to a stone; S. 8 E. 5.50 ch. to a stone; S. 23-30 W. 2.75 ch. to a stone; S. 48 W. 1.46 ch. to a stone; thence leaving the line of the property hereinafter described and running thence S. 25 E. 26.19 ch. to a stone; thence S. 24 W. 11 ch. to a stone; thence S. 59-15 W. 5.13 ch. to the beginning corner.

Tract 4. Also, all that tract of land containing 70 acres, more or less, lying to

(Continued on Page 4)
 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.