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GREENVILLE CO. S. C.

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OLLIE FARNSWORTH  
R. H. S.  
MORTGAGE

BOOK 1223 PAGE 400

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: SNYDER'S AUTO SALES, INC.

(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 -----  
Thirty Nine Thousand and No/100----- DOLLARS

(\$ 39,000.00 ), 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 ten 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, City of Greenville, and described as follows:

BEGINNING at an iron pin on the Southeast side of Echols Street, corner of Lot owned by S. Farroh and running thence S. 35-30 E. 123.9 feet to the corner of W.T. Powers' lot; thence running N. 67-05 E. 76.5 feet; thence running N. 13-37 E. 123 feet, more or less, along the line of property of Ed Waldrop and James L. Love to a point on Echols Street; thence along the Southeast side of Echols Street in a westerly direction 101 feet to the beginning corner.

ALSO: All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the Southern side of Echols Street and being more particularly described as follows:

BEGINNING at an iron pin on the Southern side of Echols Street, which pin is 125.4 feet from the intersection of Rutherford Road and Echols Street and at the corner of lot leased to The Texas Company, and running thence with the line of lot leased to The Texas Company in a southeasterly direction 98 feet to an iron pin; thence S. 66-07 W. 81 feet to an iron pin at the corner of lot now or formerly owned by Virginia Cobb; thence with the line of said lot, N. 13-54 W. 97 feet, more or less, to an iron pin on the Southern side of Echols Street; thence with the Southern side of Echols Street N. 72-30 E. 81 feet, more or less, to the beginning corner.

ALSO: All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the East side of Buncombe Street in the City of Greenville, and having the following metes and bounds, to-wit:

BEGINNING at a point on the East side of Buncombe Street, which point is 55 feet South of the Southeast intersection of Buncombe Street and Echols Street, and running thence with the line of Buncombe Street, S. 34 E. 45 feet; thence N. 56 E. 141 feet; thence N. 34 1/2 W. 45 feet; thence S. 56 W. 141 feet to the beginning corner, being designated as Lot No. 13, Block 1, Page 20 of the City Block Book.

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.