

GREENVILLE CO. S. C.

APR 20 12 03 PM '72

BOOK 1230 PAGE 120

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: WE, H. J. MARTIN AND JOE O. CHARPING

(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-FOUR THOUSAND

(\$ 34,000.00) DOLLARS, with interest thereon at the rate of seven & one-half 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 25 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 Butler Township, near and east of the City of Greenville, and being known and designated as Lot Number 15 of a subdivision known as Terra Pines Estates Section 4, a plat of which is of record in the RMC Office for Greenville County in Plat Book 000 at page 85, and having the following metes and bounds, to-wit:

Beginning at a point on the northwestern side of Compton Drive at the joint front corner of Lots 14 and 15 and running thence with the northwestern side of Compton Drive S. 76-28 W. 68.1 feet to a point; thence continuing with the northwestern side of Compton Drive S. 56-42 W. 60 feet to a point; thence with the curvature of the northeastern intersection of Compton Drive with a proposed street leading to a proposed community recreation area (the chord of which is N. 79-16 W) 27.2 feet to a point; thence with the northeastern side of said proposed street and the joint side line of this lot and the said community recreation area N. 22-15 W. approximately 362 feet to a point in Brushy Creek; thence with Brushy Creek as a property line approximately N. 70-19 E. approximately 92.2 feet to a point in Brushy Creek; thence continuing with Brushy Creek as a line approximately S. 86-42 E. approximately 176.8 feet to a point in Brushy Creek at the joint rear corner of Lots 14 and 15; thence S. 3-07 E. approximately 313 feet to a point on the northwestern side of Compton Drive at 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.