

FILED  
GREENVILLE CO. S. C.

BOOK 1238 PAGE 345

JUN 23 11 20 AM '72

OLLIE FARMHOUSE  
MORTGAGE  
R. M. C.

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

M. & S Builders, 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 Twelve Thousand Six Hundred and no/100 DOLLARS

(\$ -12,600.00- ), 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 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, being known and designated as Lot 31, as shown on a plat entitled, "Section II Chick Springs, Taylors, South Carolina" made by Piedmont Engineers & Architects, Greenville, South Carolina, July 18, 1966 and recorded in the R. M. C. Office for Greenville County in Plat Book 000 at page 51 and also plat recorded in the R. M. C. Office for Greenville County in Plat Book PPP at page 75, and having according to said plats the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of lots 32 and 31 and running thence with the edge of Melvin Circle S. 9-14 E. 86.2 feet to an iron pin; thence S.80-46 E. 160 feet to an iron pin; thence N. 9-14 W. 90 feet to an iron pin; thence N. 82-08 W. 160.15 feet to an iron pin, 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.