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GREENVILLE CO. S. C.

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BOOK 1382 PAGE 329

First Mortgage on Real Estate

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOHN W. FARNSWORTH AND

KATHRYN R. FARNSWORTH (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 FIFTEEN THOUSAND THREE HUNDRED SEVENTY FIVE AND NO/100-----DOLLARS

(\$ 15,375.00), 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 (10) 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,

ALL that certain piece, parcel or lot of land situate, lying and being on the southwestern side of Beattie Place in the City of Greenville, County of Greenville, State of S. C., being known and designated as the southeastern portion of Lot No. 1, as shown on a plat prepared by C. O. Riddle, Surveyor, dated January 3, 1959, entitled "Property of John D. Pellett, Jr., et al" recorded in the R. M. C. Office for Greenville County, S. C., in plat book SS at Page 145, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin in the center of a 12-inch party wall on the southwestern side of Beattie Place, which iron pin is 149.45 feet, more or less, from the southeastern corner of the intersection of N. Brown Street and Beattie Place, at the corner of property now or formerly of Paul J. Foster, Jr., and running thence with the line of said property, which is also the center line of said party wall, S. 34-07 W. 29.3 feet to an iron pin at the corner of property now or formerly of C. A. Williams; thence with the line of said property N. 55-22 W. 22 feet to a point in the center of an 8-inch concrete block party wall; thence along the center line of said wall N. 34-07 E. 29 feet, more or less, to a point on the southwestern side of Beattie Place; thence with the southwestern side of Beattie Place, S. 58-58 E. 22 feet to the point of beginning.

ALSO

ALL that piece, parcel or strip to land, approximately 1 foot in width, situate, lying and being on the southwestern side of Beattie Place in the City of Greenville, County of Greenville, State of S.C., between the sidewalk and the property first described hereinabove.

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.

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