

First Mortgage on Real Estate

JUN 23 12 43 PM 1955
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Virginia Simkins

(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) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Forty-Seven Hundred and No/100- - - - -

DOLLARS (\$ 4700.00), with interest thereon from date at the rate of Five (5%) per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose:

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 Paris Mountain Township, containing 19.81 acres, more or less, and being more particularly described according to a plat prepared by W. J. Riddle, Surveyor, dated December 5, 1941, as revised by a plat prepared by R. K. Campbell, dated February 28, 1953, as follows:

"BEGINNING at a stone in the West side of the Duncan Road, corner of property now or formerly of King Thackston Estate, and running thence with said road, S. 11-12 E. 176.4 feet to a stake in the West side of Duncan Road; thence N. 88-36 W. 663 feet to stump; thence N. 88-35 W. 127.4 feet to iron pin, corner of 2.09 acres tract; thence N. 38-23 E. 129 feet to iron pin in private drive; thence along said drive, N. 42-39 W. 204 feet to an iron pin near a branch; thence with the meanders of said branch, the following courses and distances: S. 69-21 W. 198 feet, N. 84-50 W. 67 feet, S. 37-38 W. 100 feet and S. 55-55 W. 185 feet; thence leaving said branch and running S. 88-31 W. 182 feet to corner; thence N. 50-30 W. 339 feet to corner; thence N. 55-53 E. 511.7 feet to a post; thence N. 45-20 E. 538.7 feet to a stone; thence S. 50-16 E. 1265.1 feet to the point of beginning. Being all of the premises conveyed to the mortgagor by Wade H. Batson, Trustee by deed recorded in Volume 102 at Page 189, less 2.09 acres conveyed by the mortgagor J. E. Simkins and Sara Simkins by deed to be recorded."

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.