

First Mortgage on Real Estate

MORTGAGE GREENVILLE CO. S. C.

FILED
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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, G. F. Wakefield

OLLIE FARNSWORTH
R. M. C.

(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 Ninety-Five Hundred and No/100 - - - - -

DOLLARS (\$9500.00), with interest thereon from date at the rate of Six (6%) 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, within the corporate limits of the City of Greenville, being known and designated as lot No. 18, Section G, according to a plat entitled "A Revision of a portion of Croftstone Acres" prepared by Piedmont Engineering Service, August 8, 1950, and recorded in the R.M.C. Office for Greenville County in Plat Book Y at Page 91, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Eastern side of Olwell Avenue, joint front corner of lots Nos. 18 and 19, Section G, and running thence along the Eastern side of Olwell Avenue, following the curvature thereof, the chord of which is N. 9-30 W. 24 feet to an iron pin; thence continuing along the Eastern edge of Olwell Avenue, N. 17-35 W. 91 feet to an iron pin; thence continuing along the Eastern edge of Olwell Avenue as it intersects with the Southern side of Broughton Drive, the chord of which is N. 27-25 E. 28.2 feet to an iron pin on the Southern edge of Broughton Drive; thence continuing along the Southern edge of Broughton Drive, following the curvature thereof, the chord of which is N. 72-25 E. 85 feet to an iron pin; thence continuing along the Southern edge of Broughton Drive, the chord of which is N. 81-50 E. 70 feet to an iron pin at the front corner of lot No. 17, Section G; thence along the line of that lot, S. 4-08 E. 145 feet to an iron pin at the common corner of lots Nos. 17 and 18 and 19, Section G; thence along the line of lot No. 19, Section G, S. 79-24 W. 145 feet to the beginning corner."

Being the same premises conveyed to the mortgagor by T. C. Stone et al 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.