

SEP 16 11 36 AM 1955

BOOK 652 PAGE 226

ELLIE FARNSWORTH
R. M. O.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Madge Leopard

(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 **Eighty-five Hundred and No/100 - - - -**

DOLLARS (\$ 8500.00), 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, **just north of the village of Mauldin according to a survey made by C. O. Riddle in August, 1955, containing 6 acres, more or less, and is described as follows:**

BEGINNING at an iron pin in the center of a drive-way on the eastern side of U. S. Highway No. 276 at corner of property of J. L. Locke and running thence with the line of his property N. 79-25 E. 122.6 feet to an iron pin; thence continuing with said property S. 50-20 E. 658.7 feet to an iron pin in line of property of Mattie S. Gresham; thence with the line of said property N. 41-00 E. 272.3 feet passing an iron pin to the center of the branch; thence with the branch as the line, the traverses of which are N. 34-43 W. 272.5 feet and N. 13-19 W. 300 feet to the corner of property of Corrie Leopard; thence with the line of said property passing an iron pin S. 70-07 W. 641 feet to pin on U. S. Highway No. 276; thence with the eastern side of said highway S. 11-39 E. 105.6 feet to the beginning corner.

Subject, however, to the right-of-way of C. & W. C. Railroad and being the same property conveyed to the mortgagor by deed recorded in Deed Book 532 at Page 196.

The mortgagee agrees that when the principal of this mortgage is reduced to \$4500.00 and all of the terms and conditions have been complied with, and a house has been erected on the property hereinafter described, to release all the property described in this mortgage except the following:

All that tract of land in Greenville County, State of South Carolina, lying east of U. S. Highway No. 276 and according to a survey made by C. O. Riddle in August, 1955, described as follows:

BEGINNING at an iron pin on the eastern side of a private road and running thence with the eastern side of said road S. 42-19 E. 125 feet to a point; thence passing an iron pin N. 55-20 E. 166 feet to a point in a branch; thence with the branch as the line, the traverse of which is N. 74-15 W. 161 feet to a point; thence S. 55-20 W. 80 feet passing an iron pin to the beginning corner, together with the right to the use of the private road shown on said plat, which leads in a northwesterly direction to join another private road and together with the use of the second private road which leads westerly to U. S. Highway No. 276.

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.

INDEXED AND CANCELLED OF RECORD
26 DAY OF Oct. 1955
Ellie Farnsworth
R. M. O. FOR GREENVILLE COUNTY, S. C.
AT 5:04 O'CLOCK P. M. NO. 11887

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK PAGE 226