

OLLIE FARNSWORTH

R. M. G. FILED

GREENVILLE CO. S. C.

BOOK 677 PAGE 253

First Mortgage on Real Estate

MORTGAGE 3 43 PM 1956  
MAY 7

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH  
R. M. G.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James A. K. Roper and Mary Ellen B. Roper

(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 SEVENTEEN THOUSAND AND NO/100

DOLLARS (\$17,000.00), 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 Butler Township, containing 40.55 acres, and being known and designated as Tract #7 on a plat of the properties of the estates of G. W. Vaughn and Sarah L. A. Vaughn, deceased, made by H. S. Brockman, dated September 8, 1938, and filed in the Office of the Clerk of Court for Greenville County as part of Judgment Roll E- 8844, having according to said plat, the following metes and bounds:

BEGINNING at an iron pin in the center of road leading into Brushy Creek Church road, at the corner of Tract #3 and running thence with the line of Tract #3, N. 66-15 W. 1060.5 feet to an iron pin, corner of Tract #8; thence with line of Tract #8, S. 56-45 W. 1251 feet to an iron pin in Brushy Creek; thence down Brushy Creek, following the meanders thereof, approximately 2628 feet to a point in the center of bridge over branch and at corner of Tract #6; thence N. 56 E. 167.5 feet to center of bridge over branch; thence N. 36-15 E. 100 feet; thence N. 19-50 E. 100 feet; thence N. 10-50 E. 200 feet; thence N. 16-25 E. 100 feet; thence N. 29-40 E. 100 feet; thence N. 37-45 E. 200 feet; thence N. 41-10 E. 125 feet to the corner of Tract #6; thence with line of Tract #5, N. 39-18 E. 278 feet to the beginning corner.

Being the same premises conveyed to mortgagors by Roger Bourland and Ardis Y. Bourland by deed to be recorded herewith.

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.