

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

AUG 13 12 21 PM 1956

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Estaleen R. Smart,

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 Fifteen Thousand and No/100 - - -

DOLLARS (\$ 15,000.00), with interest thereon from date at the rate of five 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,

being known and designated as the Southeastern two-thirds of Lot No. 22 and the Northeastern two-thirds of Lot No. 23 as shown on Plat of Clairmont Ridge recorded in the R.M.C. Office for Greenville County in Plat Book H, at page 182, and being more particularly described as follows:

BEGINNING at an iron pin on the Northern side of Piney Mountain Road, which pin is 66.67 feet from the joint corner of Lots Nos. 23 and 24, and running through Lot No. 23, N. 45-35 E. 348.4 feet to an iron pin; thence N. 45-30 W. 98.4 feet to an iron pipe; thence N. 43-25 W. 161.65 feet to an iron pin in the rear line of Lot No. 22; thence through Lot No. 22, S. 46-35 W. 392 feet to an iron pin on the Northern side of Piney Mountain Road; thence with said Road, S. 57-30 E. 133.33 feet to an iron pin at the joint corner of Lots Nos. 22 and 23; thence continuing with the Northern side of said Road, S. 52-50 E. 100 feet to an iron pin; thence still with said Road, S. 44-05 E. 33.33 feet to the point of beginning.

The above described premises being the same conveyed to the Mortgagor by John B. A. Burns by Deed recorded in the R.M.C. Office for Greenville County in Deed Book 457, at page 372.

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.