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BOOK 777 PAGE 373

First Mortgage on Real Estate

OLLIE FARRINGTON
R.M.O.

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

M. D. Childress

(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 Six Thousand and No/100-----

DOLLARS (\$ 6,000.00), with interest thereon from date at the rate of Five & Three-Fourths 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, situate on the southern side of a County Road (Rutledge Road), being a part of tract # 6 of the property of D. B. Tripp, as shown on plat recorded in Plat Book M at Page 161, and being more particularly described by metes and bounds, according to a plat of the property of M. D. Childress recorded in Plat Book PP at Page 181, and containing 8.16 acres and having according to the last mentioned plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on Rutledge Road, and running thence S. 20-10 W. 433.3 feet to pin; thence S. 60-17 W. 774 feet to pin on branch; thence with said branch as the line the following courses and distances: S. 23 E. 169 feet, S. 15-30 W. 388 feet, S. 45-30 W. 370 feet; thence leaving the branch N. 68 E. 200 feet; thence N. 33 W. 1749 feet to iron pin; thence N. 25-30 E. 252 feet to pin on first mentioned road; thence with said road, S. 87 W. 80 feet to bend; thence continuing with said road, S. 68-46 W. 227.7 feet to the beginning corner.

Said premises being a portion of the property conveyed to the mortgagor and E. C. Lusk by deed recorded in Volume 581 at Page 288, E.C. Lusk having conveyed his interest to the mortgagor in the above described tract by deed recorded in Volume 605 at Page 483.

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.