

GREENVILLE CO. S. C.

JUN 30 4 20 PM '69

OLLIE FARNSWORTH
R. M. C.

BOOK 1130 PAGE 122

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Oscar William Bannister, Jr. (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) in the sum of Ten Thousand (\$10,000.00) ----- DOLLARS (\$ 10,000.00), with interest thereon at the rate of 8-7 3/4 per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is fifteen years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, at the Northwest corner of the intersection of East Faris Road and Ponce de Leon Drive in that area recently annexed to the City of Greenville in Greenville County, S. C., being shown as lot No. 1 on plat of Lanneau Drive Highlands, made by Dalton & Neves, Engineers, August 1937, and recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book D at pages 288 and 289 (a revision of said plat being recorded in Plat Book D, Page 305), and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northwest intersection of East Faris Road and Ponce de Leon Drive and running thence with East Faris Road S. 63-47 W. 54 feet to an iron pin, joint southern corner of lots Nos. 1 and 2; thence along the dividing line of said lots N. 26-13 W. 150 feet to point in line of lot No. 4; thence with line of lot No. 4 N. 63-47 E. 54 feet to a point on Ponce de Leon Drive; thence with said Ponce de Leon Drive S. 26-13 E. 150 feet to the beginning corner.

The rear ten feet of this lot is subject to an easement for an alley which extends from Ponce de Leon Drive to Ottaway Drive for the joint use of the owners of lots abutting thereon.

This is the same lot that was conveyed to me by Theresa Hampton Kaminer to be recorded herewith less a strip .8 of a foot wide conveyed by Theresa Hampton Kaminer to the City of Greenville by her deed dated September 5, 1950 and recorded in the R.M.C. Office for Greenville County in Deed Book 440 at page 407.

It is understood and agreed that this conveyance is made subject to all restrictions, setback lines, roadways, easements and rights-of-way of record, if any, affecting the premises hereby conveyed.

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.