

FILED  
GREENVILLE CO. S. C.

MAY 15 3 20 PM '72

BOOK 1233 PAGE 341

First Mortgage on Real Estate

OLLIE FARNSWORTH  
R. M. C.  
MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS-MAY CONCERN:

Willard H. McQueen and Laura J. McQueen

(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 Twelve Thousand and No/100-----DOLLARS

(\$ 12,000.00 ), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 15 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, being known and designated as Lot No. 1, as shown on a Plat of Property of W. T. Patrick and William R. Timmons, Jr., as recorded in the R. M. C. Office for Greenville County, in Plat Book "PP", at Page 131, and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at a point on the southwestern side of Nicholas Drive at the joint front corner of Lots Nos. 1 and 2, and running thence S. 55-40 W. 130 feet to a point at the joint rear corner of Lots Nos. 2 and 3; thence S. 87-50 W. 183.8 feet to a point at the joint rear corner of Lots 1 and 4; thence N. 25-13 W. 25.3 feet to a point on the southern side of a partial right-of-way dedication for Avery Street Extension at the rear corner of Lot No. 1; thence with the southern side of said partial right-of-way dedication for Avery Street Extension N. 56-11 E. 256.6 feet to a point; thence following the curvature of the southwestern intersection of said partial right-of-way dedication for Avery Street Extension with Nicholas Drive (the chord of which is S. 79-04 E. 35.5 feet) to a point; thence with the southwestern side of Nicholas Drive S. 34-20 E. 95 feet to the point of beginning. Less, However, that portion of property having been conveyed out to Henry T. Cantrell and Mitchel S. Cantrell, on May 31, 1971, as recorded in a deed in the R. M. C. Office for Greenville County, in Deed Book 917, at Page 567.

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.