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1938-1939 FIRST MORTGAGES ON REAL ESTATE

MORTGAGE

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, **G. A. Jenkins** (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 **Two Thousand and No/100- - - - - DOLLARS (\$ 2,000.00**), with interest thereon from date at the rate of **six (6%)** 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, Paris Mountain Township, on the North side of the Saluda River, about six miles from the City of Greenville, adjoining lands now or formerly of **W. E. Willimon, William Farr and the Bruce Estate**, and being the major portion of a tract of land conveyed to **R. E. Griffin** by **C. L. Willimon** by deed dated **March 28, 1938**, recorded in **Book 202 at Page 438**. The lands here conveyed are shown on a Plat made by **Ferry B. Wilson, Jr., Surveyor**, to have the following courses and distances:

"BEGINNING at an iron pin in **Farr Bridge Road**, on line between **Willimon and Means**, and running thence **N. 38 W. 445.5 feet** to a pine above spring; thence **313.5 feet** to a maple 3xom at the head of spring; thence with the meanderings of spring branch **686.4 feet** to a stake at the mouth of spring branch; thence **S. 16-15 W. 61.1 feet** to a white oak 3xom; thence **S. 6-15 W. 330.0 feet** to a beech 3xom; thence down and with the meanderings of the **Saluda River** above high water mark **1000.0 feet**, more or less, to a corner (not marked); thence **S. 74-59 E. 100.0 feet**, more or less, to an iron pin on edge of eddy water; thence continuing with said line **206.3 feet** to an iron pin; thence **N. 73-46 E. 241.0 feet** to an iron pin; thence **S. 0-25 W. 582.4 feet** to a point in the center of **Farr Bridge Road**; thence up and with the angle of said road to the beginning corner, containing **35.5 acres**, more or less; being the same premises conveyed to the mortgagor by **R. E. Griffin** by deed recorded in **Book of Deeds 284 at Page 298.**"

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.

W.R. Mansueti
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1857x