

BOOK

FILED
GREENVILLE CO. S. C.

MAR 1 10 45 AM 1951

DEED - First Mortgage of Real Estate

MORTGAGE

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Be, Harvey C. Butterfield and Leola B. Butterfield

(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 Forty-Five Hundred and No/100- - - - - DOLLARS (\$4500.00), 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, in Gantt Township, situate just East of the Augusta Road, and being shown and designated as Tract No. 1, containing 2.32 acres, on plat of property of Robert W. Wells, made by Piedmont Engineering Service, February 23, 1951, and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin in line of property of Greater Greenville Sewer District, and running thence S. 53-32 W. 168.4 feet to an iron pin in driveway; thence continuing with said driveway, S. 68-53 W. 100 feet to an iron pin; thence continuing S. 65-15 W. 63.4 feet to bend; thence N. 69-49 W. 31.4 feet to bend; thence N. 40-03 W. 57.2 feet to an iron pin at joint front corner of tracts 1 and 2; thence with line of tract 2, N. 12-47 E. 524.4 feet to an iron pin in line of the property of Greater Greenville Sewer District; thence with the line of said property, S. 30-30 E. 467.5 feet to the point of beginning. Together with an easement and right-of-way for the purpose of egress and ingress to and from the above described property in and over that road leading across the property of Lucile B. Knox, from the tract hereinabove described to the Augusta Road."

Being the same property conveyed to the mortgagors by Robert W. Wells by deed to be recorded.

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.