

MAY 7 12 13 PM 1954

First Mortgage on Real Estate

OLLIE FARNSWORTH
R.M.C.
MORTGAGESTATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Janie H. Rempey

(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 Twenty-Five Hundred and No/100- - - - -

DOLLARS (\$ 2500. 00), with interest thereon from date at the rate of Five (5%) 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 Grove Township, on the Southern side of road leading from Moonville to Piedmont, and being a portion of Tract # 3, on plat of the property of Edwin Pepper Est. made by W. J. Riddle, in March 1926, recorded in Plat Book H at Page 70, and being shown as Tract 2 on a re-survey of said property made by W. J. Riddle, in March 1947, and having according to said resurvey the following metes and bounds, to-wit:

"BEGINNING at a stake in said County Road, at corner of property of Francis Pepper Boldredge, and running thence with line of said property, S. 70-30 E. 271 feet to a stone at corner of Ella Holtzclaw; thence with line of said property, S. 77-15 E. 1243 feet to a stone; thence S. 12-30 E. 554.3 feet to a stake at corner of Tract # 1; thence with line of tract # 1, S. 74-30 E. 492 feet to pin on Moon line; thence with that line, N. 12-30 W. 574 feet to stone; thence continuing with Moon line, N. 3-30 W. 418 feet to stake in center of County Road; thence with center of said road, N. 81-45 W. 1769 feet to the beginning and containing 18.63 acres."

Being the same property conveyed to the mortgagor by deed recorded in Volume 312 at Page 321.

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.