

First Mortgage on Real Estate

MORTGAGE JUL 1 11 13 AM 1954

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

CLERK OF COURTS
GREENVILLE, S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

David W. Osteen and Imogene T. Osteen (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 Eight Thousand and No/100 - - - - -

DOLLARS (\$8000.00), 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 Cleveland Township, containing 1100 acres, more or less, and being shown on plat of the Hart Valley Ranch, recorded in Plat Book BB at Page 15, and having according to said plat the following courses and distances, to-wit:

"BEGINNING at a stone at the Northwestern corner of tract of land conveyed by Earle L. Hart to William Goldsmith, Jr., recorded in Volume 448 at Page 115, and running thence N. 29-30 W. 8518 feet to a chestnut; thence N. 30 W. 200 feet to stone at Northeastern corner of a tract conveyed by Earle L. Hart to L. M. Brown by deed recorded in Volume 448 at Page 103; thence N. 57-30 E. 430 feet to stake; thence N. 73-30 E. 875 feet to stake; thence N. 78 E. 824 feet to stake; thence S. 83 E. 900 feet to stake; thence S. 83 E. 375 feet to stake; thence S. 83 E. 520 feet to stake; thence S. 85-30 E. 656 feet to stake; thence S. 84-30 E. 632 feet to stake; thence S. 88-30 E. 264 feet to stone; thence S. 44 E. 3996 feet to stake; thence N. 85 E. 165 feet to stake; thence S. 8-30 E. 645 feet to stake; thence N. 76 E. 78 feet to stake; thence S. 22 E. 645 feet to stake; thence S. 20 E. 49 feet to red oak on Oil Camp Creek; thence with Oil Camp Creek as a line in a Northeasterly direction 3500 feet, more or less, to a sweet gum at the Northern corner of the tract of land conveyed to William Goldsmith, Jr.; thence with the line of Goldsmith tract the following courses and distances, to-wit: S. 23-31 W. 267 feet; S. 22-31 W. 434 feet; S. 13 W. 891 feet to stone; thence S. 41-33 W. 1402 feet to stone; S. 46-30 W. 327 feet to stone; thence S. 48-15 W. 1683 feet to stone; thence N. 46 W. 1918 feet to pin; thence S. 42 W. 2650 feet to stone, the point of beginning, less however, a certain tract of land containing 6.46 acres located within the boundaries above mentioned which is reserved by Jane B. Hart, and having according to plat of J. C. Hill dated April 28, 1954, recorded in Plat Book HH at Page 95 the following courses and distances, to-wit:

"BEGINNING at a point in the center of Oil Camp Creek and running thence by a pole and by an iron pin located on the Northern side of the road as shown on said plat and continuing in a straight line 20 feet East of the woodshed, N. 32-15 W. 766 feet to iron pin; thence S. 57-45 E. 406 feet to iron pin; thence S. 32-15 E. 621 feet to point in center of Oil Camp Creek; thence down Oil Camp Creek as a line 460 feet, more or less to the point of beginning; there being located upon said tract of land two dwellings, a woodshed, dam and reservoir."

Being the same premises conveyed to the mortgagors by Jane B. Hart 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.