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BOOK 678 PAGE 212

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:

**A. C. Shell and Elizabeth McCarter** (hereinafter referred to as Mortgagor) SEND(S) GREETING:  
Shell,

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 FOUR THOUSAND AND NO/100

DOLLARS (\$4,000.00), 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, in Fairview Township, containing 63 acres and being composed of three (3) separate tracts which are described as follows according to a survey made by W. J. Riddle on March 8, 1934:

(1) BEGINNING at a point on the Eastern side of the Babtown Road on line of land formerly belonging to W. W. Cook Estate, and running thence with said road, N. 21-15 W. 317 feet to pin in Western edge of road, corner of Cook lands; thence across said road N. 66 E. 938 feet to a rock; thence N. 7-45 E. 336 feet to a stone; thence N. 84-53 W. 1612 feet to a stake; thence N. 86 W. 720 feet to a stone; thence S. 4-35 W. 1162 feet to a stake; thence S. 86-45 E. 1617 feet to the point of beginning, and being bounded by lands now or formerly owned by Craddock, McDowell, W. W. Cook and others, and the two tracts hereinafter described. This tract contains 50 acres.

(2) BEGINNING at a stone in line of land now or formerly owned by J. W. McDowell and running thence N. 1/2 E. 6.90 ch. to a stone; thence S. 86 E. 17.70 chains stone; thence S. 2-1/4 W. 6.90 to a stone; thence N. 84-3/4 W. 17.27 ch. to the point of beginning, and being bounded by the lands, now or formerly owned by J. W. McDowell, D. A. Knight and the tract first above described. This tract containing 12 acres.

(3) BEGINNING at a stone, corner of land formerly owned by J. E. Farrow, and running thence 7-1/2 W. 5.50 to a stone; thence S. 67-1/2 E. 1.33 to stone; thence N. 46-1/4 E. 3.59 to a stone; thence N. 42 W. 459 to the point of beginning, being bounded by the lands now or formerly owned by Farrow, Knight and others.

Being the same property conveyed to mortgagors by deed recorded in Deed Book 372 at page 217.

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.