

First Mortgage on Real Estate

MORTGAGE GREENVILLE CO. S. C.

FILED

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 29 4 38 PM 1956

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

J. A. CANNON, JR.

(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 Seven thousand Five hundred and No/100 --- DOLLARS (\$7,500.00), 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, near the City of Greenville, on the South side of Hazel Drive, being shown as a portion of Lots 10 and 11 on plat of Addition to Pinehurst, made by W. N. Willis, Engineer, September 10, 1949, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "T", at page 399, and having, according to a survey made by C. O. Riddle, Surveyor, January 30, 1956, the following metes and bounds, to wit:

BEGINNING at an iron pin on the South side of Hazel Drive at the Northwest corner of Lot 10, as shown on said plat, and running thence with the South side of Hazel Drive, S. 85-38 E., 90.2 feet to an iron pin at the joint front corner of Lots 10 and 11; thence continuing along Hazel Drive, N. 86-50 E., 30 feet to an iron pin in the front line of Lot 11; thence S. 2-51 E., 173 feet to an iron pin; thence S. 78-12 W., 26.8 feet to an iron pin; thence N. 29-08 W., 209.7 feet to an iron pin on the South side of Hazel Drive, the beginning corner.

Being the same property conveyed to the Mortgagor herein by deed of James H. Rollins and Morgan E. Berry, dated April 13, 1956, recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 550, at page 271.

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.