

First Mortgage on Real Estate

MORTGAGE FILED GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUN 23 11 18 AM 1956

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R.M.C.

PALMETTO ENTERPRISES, INC.

(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 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 Chick Springs Township, on the East side of Donnan Road, and being known and designated as Lot 16 on a plat of the property of James M. Edwards, prepared by R. E. Dalton, Engineer, February, 1941, and being more particularly described according to a more recent survey prepared by Piedmont Engineering Service, March 23, 1949, as follows:

BEGINNING at an iron pin on the East side of Donnan Road, joint front corner of Lots Nos. 16 and 17, which pin is 426.1 feet from the Northwest side of the right of way of U. S. Super Highway No. 29, and running thence N. 75-52 E. 261.8 feet to an iron pin, joint rear corner of said lots; thence N. 21-48 W. 100.9 feet to an iron pin, joint rear corner of Lots Nos. 15 and 16; thence S. 75-52 W. 248.4 feet to an iron pin on the Eastern side of Donnan Road, joint front corner of Lots Nos. 15 and 16; thence with said road, S. 14-08 E. 100 feet to the BEGINNING corner.

Being the same property conveyed to mortgagor by deed to be recorded herewith.

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.