

First Mortgage on Real Estate

MORTGAGEFILED
GREENVILLE CO. S. C.STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 1 2 45 PM 1966

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Floyd H. Smith and Olfria L. Smith

OLLIE FARNSWORTH

(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 **Sixty-Five Hundred and No/100- - - -**

DOLLARS (\$ 6500.00), 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 the City of Greenville, on the Western side of Sumner Street, and being known and designated as lot # 13, Block B, as shown on plat recorded in the R.M.C. Office for Greenville County in Flat Book A at Pages 122 and 123, and being more particularly described, according to said plat, as follows:

"BEGINNING at an iron pin on the Western side of Sumner Street, at joint front corner of lots # 13 and 14, and running thence along the joint lines of said lots, N. 74-45 W. 126.6 feet, more or less, to an iron pin, which pin is 100 feet East of McBee Boulevard; thence in a Northerly direction, 50 feet, more or less, to an iron pin in Joint line of lots # 12 and 13, which point is 100 feet from McBee Boulevard; thence S. 74-45 E. 139.5 feet, more or less, to an iron pin in the Western side of Sumner Street; thence with Sumner Street, S. 15-15 W. 50 feet to the beginning corner."

Said premises being a portion of the property conveyed to the mortgagors herein by R. L. Brownlee by deed dated March 1, 1945, recorded in Volume 272 at Page 436, the rest of said premises having been conveyed to Karen S. Campbell by deed recorded in Volume 275 at Page 107.

This mortgage is given subject to the rights of the owners of lot # 12 to a 10 foot joint driveway extending back 115 feet from Sumner Street, as will more fully appear by reference to agreement recorded in Volume 209 at Page 234.

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.