

First Mortgage on Real Estate

MORTGAGE AUG 3 4 40 PM 1960

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

T. E. HART

(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 AND NO/100 DOLLARS (\$ 7,000.00), 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 Bates Township, on the New Buncombe Road, about one-half mile North of Travelers Rest, being shown as Tract No. 2 on a plat of the property of T. E. Hart, recorded in Plat Book "P" at page 61, and described as follows:

BEGINNING at an iron pin at the intersection of the New Buncombe Road, and Hart Street, and running thence with Hart Street, N. 36-15 W. 363.5 feet to an iron pin, corner of tract No. 4; thence with tract No. 4, S. 52 W. 275 feet to an iron pin; thence S. 17-30 E. 226.6 feet to rear corner of lot 1; thence with rear line of lot 1, N. 52 E. 75 feet to an iron pin; thence S. 17-30 E. 175 feet to an iron pin on New Buncombe Road; thence with the Northern side of New Buncombe Road, N. 52 E. 353 feet to point of beginning.

Being a portion of the tract conveyed to mortgagor by deed recorded in Volume 209 at page 443. LESS, HOWEVER, a lot measuring 70x140 feet from the northeast corner of the above tract conveyed by mortgagor to William L. Kelly, et al, by deed recorded in Deed Book 539 at page 37.

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.

12 April 1960
Elizabeth Tice
Witness

14 April 1960
OLLIE FARNSWORTH
R. M. C. FOR GREENVILLE COUNTY
AT 12:35 O'CLOCK P. M. NO. 28129