

First Mortgage on Real Estate

FILED
GREENVILLE, S. C.
FEB 26 4 12 PM 1962

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLIVER FARNSWORTH
D. O. Byers

TO ALL WHOM THESE PRESENTS MAY CONCERN:

(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 Two Thousand and No/100 DOLLARS (\$2,000.00) with interest thereon from date at the rate of six & one-half per centum per annum, said principal and interest to be repaid in monthly instalments of Twenty-Five and No/100 Dollars (\$25.00) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal; 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, including advances made by the Mortgagee on other or no security:

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, Greenville Township, near the City of Greenville, being shown and designated as Lot No. 31 on Center Street, in Subdivision known as Junction Heights, as shown on plat of Brodie and Bedell, dated September 11, 1913, recorded in Plat Book C at Page 106, and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southern side of Center Street, corner of Lot No. 30, 250 feet from the eastern side of Parker Road, and running thence S. 37-06 E. 150 feet along line of Lot No. 30 to a point, joint corner of Lots Nos. 30, 21 and 20; thence N. 62-30 E. 50 feet along the rear line of Lot No. 20 to the joint corner of Lots Nos. 20, 19 and 32; thence N. 37-06 W. 150 feet along line of Lot No. 32 to point on the southern side of Center Street; thence S. 62-30 W. 50 feet along Center Street to the point of beginning."

Being the same property conveyed to the mortgagor by deed of Hendrix Rector, 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.

PAID AND RECEIVED IN FULL
THIS 7 DAY OF Nov 1961
FIDELITY FEDERAL SAVINGS & LOAN ASSN
BY P. L. Fincher, Jr. Loan Service Officer

Judi C. Shelley
Sam R. Glenn, Jr.
WITNESSED AND APPROVED OF RECORD
10 Jan 1962
Ollie Farnsworth
18764