

First Mortgage on Real Estate

**MORTGAGE**

OLLIE FARNSWORTH  
R.M.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Carolina Trading Co., Inc.,

Of Myrtle Beach

(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) in the sum of Seventeen Thousand Four Hundred and no/100----- DOLLARS (\$ 17,400.00 ), with interest thereon at the rate of Six (6%) per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is Fifteen years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, 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, being shown as the southwestern portion of Lot 18 on plat of Paramount Park, said plat being recorded in Plat Book W at page 57, and being more particularly described according to said plat, as follows:

"BEGINNING at an iron pin on the southeastern side of right-of-way of Pleasantburg Drive (formerly Earle Boulevard), joint front corner of Lots 17 and 18, and running thence with the southeastern side of Pleasantburg Drive, N. 46-41 E. 82 feet to iron pin at new corner; thence along a new line through Lot 18, S. 43-15 E. 125 feet to a new pin in the rear line of Lot 51; thence with the rear line of Lot 51, S. 46-45 W. 57.2 feet to iron pin at the joint rear corner of Lots 51 and 53; thence with line of Lot 53, N. 60-56 W. 42.9 feet to pin at the rear corner of Lot 17; thence with line of Lot 17, N. 43-15 W. 90 feet to the beginning corner."

Said premises being the same conveyed to the mortgagor by deed recorded in Deed Book 754 at page 196 in the RMC Office for Greenville County.

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.