

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

MORTGAGE OCT 4 3 25 PM 1967 BOOK 1071 PAGE 270

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARMWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MILLARD CARLISLE KENDRICK (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 ----- Ten Thousand Five Hundred and no/100----- DOLLARS (\$ 10,500.00---), with interest thereon at the rate of six----- 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 ---ten--- 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, Greenville Township, within the corporate limits of the City of Greenville, being known and designated as Lot No. 54 and a portion of Lot No. 53 of the Property of Central Development Corporation, according to plat of said property recorded in the RMC Office for Greenville County in Plat Book BB at pages 22 and 23, and described as follows:

Beginning at an iron pin on the southeasterly side of Alpine Way, joint front corner of Lots Nos. 54 and 55, and running thence along the southeasterly side of Alpine Way, S. 35-10 W. 75 feet to an iron pin; thence continuing along the southeasterly side of Alpine Way, S. 33-18 W. 1 foot to a point; thence through Lot No. 53, S. 52-12 E. 226.8 feet to a point in the rear line of Lot 53; thence N. 1-35 W. 95 feet to an iron pin; joint rear corner of Lots 54 and 55; thence N. 51-22 W. 169.5 feet to an iron pin on the southeasterly side of Alpine Way, the point of beginning.

Being the same property conveyed to the mortgagor by Deed Book 489, page 396.

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.