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First Mortgage on Real Estate

OLLIE FARNSWORTH  
R.M.C.  
MORTGAGE

BOOK 1077 PAGE 559

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ROY H. MCJUNKIN

(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

Two Thousand and no/100 ----- DOLLARS  
(\$ 2,000.00 ), with interest thereon at the rate of 6 3/4 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 8 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,

All that certain lot of land lying in the State of South Carolina, Greenville County, Cleveland Township, being known as a part of Lot 187 on a Plat entitled Pioneer Park Map No. 2 recorded in the RMC Office for Greenville County in Plat Book G at Page 82 and being further described as follows:

BEGINNING at an iron pin on the northern side of River Way which iron pin is at the northwestern corner of the intersection of River Way and a 10 foot alley and running thence along the western side of the said 10 foot alley N 1-25 E 82.1 feet, more or less, to an iron pin at the corner of the property now or formerly owned by Annie L. Sheppard Nicholson; thence along the Nicholson line N 87-56 W 25 feet to an iron pin; thence along the Nicholson line N 1-25 E 60 feet to an iron pin on the southern side of a 20 foot alley; thence along the southern side of the said 20 foot alley N 87-56 W 65 feet to an iron pin at the joint rear corner of Lots 186 and 187; thence along the line of Lot 186 S 1-22 W 88.1 feet to an iron pin at the corner of property now or formerly owned by Holland; thence along the Holland property line S 86-38 E 50 feet to an iron pin; thence continuing with the Holland property line S 1-22 W 50 feet to an iron pin on the northern side of River Way; thence along the northern side of River Way S 85-35 E 40 feet to the beginning corner; SUBJECT HOWEVER to a one-half undivided interest in and to an easement for egress and ingress of a 10 foot strip along the western side of the said lot herein conveyed. The said 10 foot strip being along the boundary line of Lot 186 as provided in deed recorded in Deed Book 276 at Page 65 being the same property conveyed to the grantors by deed recorded in Deed Book 600 at Page 194.

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.