

First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE CO. S. C.

DEC 21 2 45 PM 1953

OLLIE FARNSWORTH R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: J. I. SKELTON

(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 Eight Thousand and no/100 - - - - -

DOLLARS (\$ 8,000.00), 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 Gantt Township, containing 32 acres, more or less, and having according to Plat of Property of W. A. Skelton made by W. J. Riddle in May 1951, the following metes and bounds, to-wit:

"BEGINNING at an iron pin just North of the Lenhardt Road in line of property owned by Burty, thence with the line of the Burty property, S. 66-51 W. 150 feet to an iron pin; thence with the line of the Lenhardt property, S. 0-30 W. 244.3 feet, more or less, to iron pin at corner of Kerns property; thence with the line of the Kerns property, S. 76-30 W. 396 feet to stake on Branch; thence up Brancy, N. 2-18 W. 273 feet to stake; thence N. 70-15 E. 782 feet to iron pin at corner of W. Howard property; thence with the line of said property, N. 7-45 W. 485 feet to a stone; thence N. 62-15 W. 693 feet to iron pin; thence N. 6-04 W. 145.3 feet to iron pin on Right-of-Way of Spur Track leading to Donaldson Air Force Base; thence across said Spur Track, N. 5-04 W. 164.7 feet to iron pin; thence N. 3-56 E. 593 feet to iron pin at rear corner of other property of the mortgagor; thence S. 77-07 W. 288 feet to iron pin at the Southwestern corner of the property of Azilee Hiott; thence with the Western side of the Hiott property, N. 1-50 W. 225.4 feet to an iron pin, the point of beginning."

Said premises being the major portion of the property conveyed to the mortgagor by deed recorded in Book of Deeds 254 at Page 32.

The within described premises are subject to the easement over said property for Railroad Spur Track to Donaldson Air Force Base.

Less however Lot No. 2 heretofore conveyed by J. I. Skelton to Frances S. Jones by deed recorded in Volume 483 at Page 317 and also Lot No. 3 as shown on plat made by Dalton & Neves in August, 1953, said lot having a frontage on the Western side of Rosalee Drive and described by metes and bounds in the Mortgage of J. I. Skelton to Fidelity Federal Savings & Loan Association, recorded in Volume 572 at Page 17.

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.