

USL—First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE CO. S. C.

OCT 14 11 20 AM 1950

OLLIE FARNSWORTH R. M. C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Peter B. Marchbanks (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 & one-half 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 Paris Mountain Township, containing according to Plat made by Pickell & Pickell, Engineers, April 10, 1950, 8.1 acres, and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the Northwest corner of said tract, which pin is in the center of a County Road; thence with said County Road, as the line, S. 51-15 W. 325 feet to bend; thence continuing with said County Road, S. 43-45 W. 202 feet to bend; thence continuing with said road, S. 30-37 W. 168.3 feet to pin in center of the Road; thence S. 4-17 E. 40 feet to pin; thence S. 43-45 E. 290 feet to iron pin; thence N. 65 E. 450 feet to pin; thence N. 39-30 E. 394.5 feet to pin in center of drive; thence with said drive, N. 57-15 W. 469 feet to the point of beginning".

Said premises being a portion of the property conveyed to the said P. B. Marchbanks by deeds recorded in Volume 397 at Pages 390 and 396 respectively.

ALSO, all that tract of land in Paris Mountain Township, Greenville County, State of South Carolina, about 8 miles North of Greenville, having the following metes and bounds, according to a Plat of Wyllys H. Taylor, recorded in Plat Book H at Page 224, to-wit:

BEGINNING at the intersection of the Buncombe Road and the Little Texas Road, and on the East side of the Buncombe Road, and in the center of the Little Texas Road; thence N. 76-40 E. 130 feet to bend in said road; thence N. 88-15 E. 268 feet to bend in said road; thence N. 63-50 E. 161 feet to bend in said Road; thence N. 25-30 E. 351 feet to bend in said road; thence N. 3-20 (30) E. 203 feet to an iron pin in center of said Road; thence N. 30 W. 86 feet to Hillhouse Creek; thence down Hillhouse Creek S. 57-30 W. 151 feet to bend in said creek; thence S. 71-40 W. 260 feet to bend in said creek; thence S. 81-30 W. 276 feet to a bend in said creek; thence S. 57 W. 241 feet to a point where creek intersects Buncombe Road; thence with the Buncombe Road, on the east side thereof, S. 6 E. 618 feet to the beginning, containing 11.81 acres, more or less.

Being the same premises conveyed to the mortgagor by deed recorded in Volume 272 at Page 86.

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.

For Release see Deed Book 446 Page 356