

FILED
GREENVILLE CO. S. C.

USL—First Mortgage on Real Estate

MORTGAGE

JAN 27 12 15 PM 1961

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, E. W. Montgomery and
Mary P. Montgomery

(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 Five Thousand and No/100- - - - - DOLLARS (\$ 5000.00), 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 Chick Springs Township, containing 1.56 acres, more or less, according to a survey of R.E. Dalton dated December 1943, and being more particularly described according to a recent survey as follows:

"BEGINNING at an iron pin in McCarter's Shop Road, corner of other lands, now or formerly, owned by W.F. Roe, and running thence with line of said lands, N. 85-36 E. 47.5 feet to a stake; thence continuing with line of said lands, N. 59-30 E. 31 feet to a stake; thence continuing with line of said lands, S. 34-00 E. 56.8 feet to a stake; thence continuing with line of said lands, N. 58-30 E. 376.4 feet to a stake; thence continuing with line of said lands, S. 19-30 E. 201.5 feet to an iron pin; thence S. 73-32 W. 439 feet to a drill hole in said road; thence with said road, N. 26-24 W. 162.5 feet to the beginning corner."

This mortgage is made subject to a reservation for a water line across said land as more fully set forth in a deed from T.M. Groce to W.F. Roe recorded in Volume 179 at Page 343.

*11-18-60 CANCELLED BY TOLSON
11-18-60 DAY OF OCT 1960
11-18-60 GREENVILLE COUNTY
11-18-60 MORTGAGE 20018335*

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.