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BOOK 583 PAGE 459

First Mortgage on Real Estate

OLLIE FARNSWORTH

R.M.C.
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: MARY AGNES WEBB POU

(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 Seven Thousand and No/100 -----

DOLLARS (\$7,000.00), with interest thereon from date at the rate of Five 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 Greenville Township, on the Northern side of Mount Vista Avenue, being shown as Lot No. 34, on Plat of the property of the Estate of D. T. Smith made by Dalton and Neves in May, 1935, recorded in the R. M. C. Office for Greenville County in Plat Book "H" at Page 279, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Northern side of Mount Vista Avenue at joint corner of Lots Nos. 32 and 34, and running thence along the Northern side of Mount Vista Avenue, N. 64-40 E. 100 feet to an iron pin, corner of property formerly owned by Earle; thence with the Earle lot, N. 25-20 W. 200 feet to an iron pin, corner of Lot No. 33; thence with the line of Lot No. 33, S. 64-40 W. 100 feet to an iron pin, corner of Lot No. 32; thence with the line of Lot No. 32, S. 25-20 E. 200 feet to the beginning corner."

Said premises being the same conveyed to the mortgagor by Thomas R. Miller by deed recorded in Volume 326 at Page 80.

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.