

First Mortgage on Real Estate

**MORTGAGE**

RECORDED  
MAY 15 11 15 AM 1954  
OLLIE FARNSWORTH  
R.M.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOSEPH SPREMULLI and NETA W. SPREMULLI

(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 TWELVE THOUSAND AND NO/100 - - - - -

DOLLARS (\$ 12,000.00 ), 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, on the West side of Geer Highway in Bates Township, containing 37.94 acres, according to plat of the property of Joseph and Neta Spremulli, made by J. C. Hill, April 19, 1954 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Geer Highway in center of bridge of North Saluda River and running thence with center of Geer Highway N. 66-20 W. 582.3 feet to point where a street intersects Geer Highway; thence with said street S. 52-30 W. 391.2 feet to pin; thence S. 26-30 E. 195.1 feet to iron pin in center of another street; thence with the center of last mentioned street S. 54-50 W. 210.2 feet to iron pin; thence S. 25 E. 446.7 feet to iron pin at end of street; thence S. 46-45 W. 157 feet to iron pin and poplar in line of the Duff property; thence with line of Duff property S. 26 E. 1473 feet to birch on North Saluda River; thence with center of North Saluda River as a line in a Northeasterly direction 2295 feet to the point of beginning.

Being the same premises conveyed to the Mortgagor by deed of E. S. Cuest to be recorded herewith.

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.