

First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE CO. S. C.

NOV 2 4 40 PM 1954

OLLIE FARNSWORTH R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, **Lina M. Dillard** (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 **Fifty-five Hundred and No/100 - - - -**

DOLLARS (\$ 5500.00), 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, Chick Springs Township, situate in the southeast corner of the intersection of the Old Rutherford Road and a county road and having according to a plat made by J. C. Hill dated October 13, 1954, the following metes and bounds, to-wit:

"BEGINNING at an iron pin in the southeast corner of the intersection of the Old Rutherford Road and a county road and running thence with the eastern side of Old Rutherford Road S. 34 W. 115.6 feet to an iron pin; thence S. 59-11 E. 284 feet to an iron pin; thence N. 51 E. 92.5 feet to an iron pin; thence N. 6-15 W. 53.3 feet to an iron pin; thence N. 26 E. 75.1 feet to an iron pin on southern edge of county road; thence with south side of said county road N. 78-30 W. 277.1 feet to the point of beginning."

Being the same premises which are a portion of the property conveyed to the mortgagor by deed recorded in Deed Book 172 at Page 453.

It is understood that the above described lot is subject to an easement of ingress and egress to the well located near the southeast corner of said lot in favor of the two adjacent home owners.

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.

In Agreement for Re-advance & Extension See R. & M. Book 826 Page 477.

REC'D AND INDEXED IN DEED BOOK 3 June 1954
MORTGAGEE: *[Signature]*
MORTGAGOR: *[Signature]*
WITNESSES: *[Signatures]*