

First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE CO. S. C.

NOV 11 10 19 AM 1954

OLLIE FARNSWORTH R. M. C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. H. BROWN

(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 six (6%) 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, containing 44.7 acres, and being more particularly described on a plat of the property of J. H. Brown prepared by C. C. Jones, Eng., October 8, 1952, as follows:

"BEGINNING at a point in the center of Fork Shoals Road, approximately 1 1/2 miles from the intersection of Fork Shoals Road, and the Augusta Road, at the common corner of lands of the mortgagor, Frank Ayers, and the Estate of W. H. Willimon, and running thence with said road, S. 27-30 E. 455.6 feet to a point; thence continuing with said road, S. 26-15 E. 666.6 feet to a point in the center of said road, common corner of lands of mortgagor, D. B. Howard, and the W. H. Willimon estate, and running thence with the lands of Howard, N. 65-30 E. 1094 feet to a stone in corner of lands of the Negro church property; thence N. 23-45 W. 85.1 feet to a point; thence N. 20-15 W. 378.8 feet to a stone; thence N. 19-30 E. 56.7 feet to a poplar near branch, corner of lands owned by Hendrix; thence with the meanderings of said branch, the traverse lines of which are: N. 12 E. 126.7 feet, N. 7-15 E. 385.4 feet, N. 28-15 E. 223.1 feet; N. 36-30 E. 128.7 feet, N. 18-30 E. 297 feet and N. 88-45 E. 154.4 feet to a point, corner of lands of Alvin Foster; thence with the Foster lands, N. 52-45 W. 351.5 feet to a stone, corner of lands of Frank Ayers; thence with the Ayers lands, S. 52-30 W. 1997.1 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by F. E. Albright and Lela K. Albright by deed recorded in Volume 296 at Page 14.

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.