

First Mortgage on Real Estate

MORTGAGE FILED GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

NOV 23 11 43 AM 1964

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

Jack Baldwin & Joyce Baldwin (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

Four Thousand and No/100 - - - -
DOLLARS (\$ 4000.00), with interest thereon from date at the rate of five & one-half (5 1/2%) 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 Western side of Pelham Road in Austin Township, containing 1 acre, more or less, and being more particularly described as follows:

"BEGINNING at an iron pin on the Western side of Pelham Road, which pin is 500 feet in a Northerly direction from the intersection of Corn Road with Pelham Road, the B. O. Bridges property lying immediately across the Corn Road and running thence in a Westerly direction perpendicular to Pelham Road 210 feet to stake; thence in a Northerly direction parallel with Pelham Road 210 feet to stake; thence in an Easterly direction and parallel with the first mentioned line 210 feet to stake on the Western side of Pelham Road; thence along Pelham Road in a Southerly direction 210 feet to the beginning corner."

Said premises being the same conveyed to the mortgagors by J. L. Griffith by deed recorded in Deed Book 503 at Page 289.

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.

For Agreement for Re-advance & Extension see Ch. S. M. Book 848 Page 283.

29 December 64
Henry M. ...
M. M. ...
Martha Mills

RECORDED AND INDEXED OF RECORD
2 JAN 1964
OLLIE FARNSWORTH
R. M. C.
11:57 AM NO. 16438