

First Mortgage on Real Estate

FILED 618 PAGE 01
GREENVILLE CO. S. C.

MORTGAGE

NOV 26 11 48 AM 1954

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:
WE, Henry Thomas Leeke, and Martha H. Leeke

(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 Fifteen Thousand and No/100- - - - -

DOLLARS (\$ 15,000.00), 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, in Austin Township, lying partly within the town limits of the Town of Simpsonville, and more fully described as follows:

"BEGINNING at an iron pin (corner of T. R. Moore, D. L. Bramlett and R. D. Jones), and running thence along line of D. L. Bramlett, S. 29-15 E. 529.3 feet to point in the Georgia Road; thence along the Road, S. 45 W. 624.3 feet to a point in said Road, corner of Hart Land; thence with Hart Line, N. 0-45 E. 260.2 feet to iron pin; thence along line of Hart and Maud B. Richardson, S. 65-16 W. 488.5 feet to iron pin; thence along line of Maud B. Richardson and M. M. Scott, N. 84-45 W. 643 feet to an iron pin in branch; thence up and with the meanderings of branch as the line, by a traverse line as follows: N. 20 E. 188 feet to bend; thence N. 3-15 E. 186 feet to bend; thence N. 11 W. 217.5 feet to bend; thence N. 10-15 E. 307 feet to iron pin, T. R. Moore's corner; thence along said line, S. 85-30 E. 1196.6 feet to iron pin; thence N. 59-30 E. 30.4 feet to the beginning corner, containing 25.6 Acres, more or less."

There is included within the above boundaries but are excluded from this mortgage the following lots of land which have been previously conveyed by the grantors and by their predeceasors in title:

Lot to Wayman L. Hart recorded in Book of Deeds 277 at Page 72, lot to Roy C. Williams, recorded in Book of Deeds 333 at Page 147, lot to D. L. Bramlett, Jr. recorded in Book of Deeds 379 at Page 307, lot to Chandler recorded in Book of Deeds 404 at Page 359, and lot to Agnes H. Childress recorded in Book of Deeds 481 at Page 10.

For a plat of the above described premises see plat Book W at Page 151.

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.

PAID AND SATISFIED IN FULL
THIS 17th DAY OF October 1954
FIDELITY FEDERAL SAVINGS & LOAN ASSO.

BY Henry T. Leeke
Secretary-Treas.

WITNESS:
Martha H. Leeke
Henry T. Leeke

SATISFIED AND CANCELLED OF RECORD
THIS 17th DAY OF October 1954

S. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:00 O'CLOCK P. M. NO. 63042