

First Mortgage on Real Estate

MORTGAGE GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FEB 29 4 59 PM 1956

TO ALL WHOM THESE PRESENTS MAY CONCERN: OLLIE FARNSWORTH
I, William J. Bannen, Jr. R.M.C.

(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 Nine Thousand and No/100- - - - -

DOLLARS (\$ 9000.00), 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 ^{those} ~~that~~ certain piece/s parcel/s or lot/s of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as lots # 35 and 36, on a plat of property of Forest Park, near Simpsonville, South Carolina, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book EE at Pages 64 and 65, and described as follows:

"BEGINNING at an iron pin on the Southeast side of Wilbon Circle, at the joint front corner of lots 36 and 37, and running thence with line of lot # 37, S. 35-00 E. 190 feet to an iron pin; thence along the rear line of lots # 44 and 45, N. 55-00 E. 180 feet to an iron pin on Wilbon Circle; thence with Wilbon Circle, the following courses and distances: N. 52-20 W. 68 feet to an iron pin, thence N. 67-30 W. 70 feet to an iron pin, joint front corner of lots # 35 and 36; thence continuing with said Wilbon Circle; N. 85-00 W. 63 feet to an iron pin; thence S. 81-11 W. 58.8 feet to an iron pin; thence S, 55-00 W. 21 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by deed 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.