

First Mortgage on Real Estate

JUN 13 5 01 PM 1956

MORTGAGE

OLLIE FARNSWORTH R. M. C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MARJORIE M. SPRINGFIELD BOND (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-seven Hundred and No/100

DOLLARS (\$ 5700.00), 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, near Mauldin, S. C., adjoining lands of Mrs. Ida F. Burdett, Estate of A. R. Smith, lands now or formerly owned by J. W. and H. C. Shaver, et al, and according to survey by W. J. Riddle, Surveyor, of lands belonging to W. R. Padgett, April 20, 1937, having the following metes and bounds, to-wit:

"BEGINNING at an iron pin, Shaver line, and running thence S. 36-50 E. 508 feet to an iron pin; thence still along Shaver lands N. 59-50 E. 875 feet to stone; thence along Smith line N. 75-15 W. 602 feet to pin, Rogers line; thence S. 71-15 W. 422 feet to pin; thence S. 35 E. 504 feet to the beginning corner, containing 16 acres."

Being the same premises conveyed to the mortgagor by deed recorded in Deed Book 500 at Page 56.

ALSO, All those two lots of land in Austin Township, Greenville County, State of South Carolina, on the Northern side of Hyde Circle, the first lot having according to a plat of Frank S. Smith et al dated April 26, 1951, the following courses and distances, to-wit:

BEGINNING at an iron pin on the Northern side of Hyde Circle, at the joint corner with property heretofore conveyed to John M. Ballew, and running thence with line of Ballew property, N. 14-45 W. 304.9 feet to iron pin; thence N. 74-45 E. 145.9 feet to iron pin in line of other property of mortgagor; thence with line of said property, S. 35 E. 326.9 feet to pin; thence S. 75-36 W. 99.6 feet to pin on Hyde Circle; thence with the Northern side of Hyde Circle, N. 89-24 W. 126.7 feet to the point of beginning.

ALSO, All that other triangular shaped lot adjoining lot second above described and having according to plat of property of Frank Smith made by W. J. Riddle, June 1956, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Hyde Circle, at joint corner of lot second above described, and running thence with line of said lot, N. 75-36 E. 99.6 feet to iron pin in line of property of mortgagor; thence with line of said property 100.7 feet, more or less, to iron pin on Hyde Circle; thence with the Northern side of Hyde Circle, N. 60-19 W. 69.6 feet to bend; thence continuing with the Northern side of Hyde Circle, N. 76-30 W. 96.7 feet to the point of beginning.

The two lots last above described being the same conveyed to the mortgagor by Frank S. Smith and Sara M. Smith 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.