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BOOK 685 PAGE 107

First Mortgage on Real Estate

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Rosa Payne, Maureen Payne Pearce and William Aaron Payne
(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 One Thousand and No/100 - - - -

DOLLARS (\$ 1,000.00), 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,

in the City of Greenville, on Anderson Street, being shown and designated as Lot No. 11, Block 2, page 82, of the City Block Book, and being more particularly described as follows:

BEGINNING at a stake on Anderson Street 5 feet North of the corner of J. N. Watkins home lot, and running thence in an easterly direction 175-3/4 feet to a stake on W. F. Martin's line, and 4-1/2 feet North of the J. N. Watkins line; thence in a northerly direction 64 feet to a pin on W. T. Wood's line; thence in a Western direction 159 feet to a stake on Anderson Street; thence with Anderson Street, 66-1/4 feet to the point of beginning.

The above described premises being the same conveyed to Florence V. Payne by Deed recorded in the R.M.C. Office for Greenville County in Deed Book WWW, at page 527. Florence V. Payne died intestate in 1948 leaving as her sole heirs at law the Mortgagors hereinabove named.

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.