

First Mortgage on Real Estate

MORTGAGE

JUL 21 9 20 AM 1956

OLLIE FARNSWORTH R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, James Simmons,

(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

Three Thousand Five Hundred and No/100 - - -
DOLLARS (\$ 3,500.00), with interest thereon from date at the rate of six 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~~ ^{those} certain pieces ~~parcels~~ ^{tracts} of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

in Grove Township, on the Northern side of the road from Charles Store to Piedmont, known as Tracts Nos. 5 and 6 on Plat of property of Mary Morris Charles made by W. J. Riddle December 3, 1951, recorded in the R.M.C. Office for Greenville County in Plat Book AA, at page 32, and being more particularly described as follows:

BEGINNING at a point in the center of the Piedmont Road, at the front corner of Tract No. 6, and running thence along the line of property of Flat Rock School, N. 1-00 W. 670 feet to a stake; thence along the line of property now or formerly of Lindsey Young, N. 39-30 W. 594 feet to a stake; thence N. 48-50 E. 454.7 feet; thence along the line of Tract No. 4, S. 19-45 E. 1461.2 feet to a point in the center of the Piedmont Road; thence S. 83-15 W. 440 feet to the point of beginning.

The above described tracts being the same conveyed to the Mortgagor by Deeds recorded in the R.M.C. Office for Greenville County in Deed Book 447, at page 402 and Deed Book 440, at page 396.

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.