

NOV 26 12 32 PM 1963

First Mortgage on Real Estate

MORTGAGE

WILLIE FARNsworth  
R.M.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Perry S. Luthi,

(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 **Seven Thousand Five Hundred and No/100 - - -**

DOLLARS (\$ 7,500.00 ), with interest thereon from date at the rate of 5-1/2% 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 Gantt Township, at the Northwest intersection of North Wingate Road and Augusta Road, being shown and designated as Lot No. 3 on Plat of Section #2, Pecan Terrace, prepared by Piedmont Engineering Service in November 1955 recorded in the R.M.C. Office for Greenville County in Plat Book EE, at page 108, and, according to said Plat, is described as follows:

BEGINNING at an iron pin at the Northwest corner of the intersection of North Wingate Road and Augusta Road, and running thence with the North side of North Wingate Road, N. 75-48 W. 115 feet to an iron pin at the front corner of Lot No. 4; thence with the line of said lot, N. 14-15 E. 130 feet to an iron pin, at the rear corner of Lot No. 2; thence with the line of said lot, S. 75-48 E. 115 feet to an iron pin on the West side of Augusta Road; thence with the West side of said Road, S. 14-12 W. 130 feet to the point of beginning.

The above described property being the same conveyed to the Mortgagor by Nina G. Mann, et al, 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.