

First Mortgage on Real Estate

MORTGAGE NO. 13 12 17 PM 1957

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

John W. Bell and Laura E. Bell (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 FIVE THOUSAND AND NO/100-----

DOLLARS (\$ 5,000.00-----), with interest thereon from date at the rate of Five and one-half 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 Butler Township, being known and designated as the property of Edward L. Chandler, Jr., according to a plat thereof by H. S. Brockman, Engineer, containing 25.20 acres, more or less, recorded in Plat Book II at page 37 in the R. M. C. Office, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old pin on southern edge of a surfaced road; thence N. 64-30 E. 165.7 feet to corner on southern edge of said road; thence N. 83-30 E. 198 feet to a corner in said road; thence S. 79-15 E. 165 feet to corner in said road; thence S. 44-38 E. through a new pin 28 feet from corner in said road, 114.2 feet to a corner on Ebenezer M. E. Church line; thence S. 4-52 W. along old school lot line, 138 feet to a corner of old school lot; thence S. 44-38 E. along old school lot line 221.8 feet to an old pin on a line of property now or formerly owned by J. W. Baker; thence S. 8-01 W. along a line of property now or formerly owned by J. W. Baker, 530 feet to a 36 inch water oak, corner on bank of Rocky Creek; thence up Rocky Creek with creek as the line by the traverse line S. 78-15 W. 137 feet to a traverse corner 35 feet north of the line corner in center of Rocky Creek; thence up the creek with curve as line by the traverse line S. 58-11 W. 172 feet to the traverse corner 45 feet north of the corner in the center of Rocky Creek; thence up Rocky Creek with creek as the line by the traverse line S. 6-06 W. 189 feet to traverse corner 40 feet west of corner of center of Rocky Creek; thence up Rocky Creek with Creek as the line to the traverse line S. 39-31 W. 275 feet to traverse corner 20 feet northwest of corner in center of Rocky Creek; thence up Rocky Creek with creek as the line by the traverse line S. 81-47 W. 143 feet to the traverse corner 35 feet northwest of the corner in center of creek; thence up Rocky Creek with creek as the line by the traverse line N. 58-57 W. 400 feet to traverse corner 30 feet north of corner in center of Rocky Creek; thence up Rocky Creek with creek as the line by traverse line N. 41-51 W. 165 feet to traverse corner 15 feet north of corner in Center of Rocky Creek; thence up Rocky Creek with creek as line by traverse line N. 1-54 E. 100 feet to traverse corner 15 feet east of corner in center of Rocky Creek with creek as the line by traverse line N. 27-26 E. 137 feet to the traverse corner 20 feet east of corner in center of Rocky Creek; thence up the creek with creek as the line by the traverse line N. 62-26 E. 148 feet to the traverse corner 25 feet east of corner in center of Rocky Creek; thence up Rocky Creek with creek as line by traverse line N. 27-26 E. 178 feet to traverse corner 25 feet east of corner in center of Rocky Creek; thence up Rocky Creek with creek as line by traverse line

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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.