

First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE CO. S. C.

SEP 9 4 33 PM 1957

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CARL E. PHELPS AND
THELMA M. PHELPS

(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 Twenty-five Hundred and No/100 -----

DOLLARS (\$ 2500.00), 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 Grove Township, lying on the northern side of a county road leading from Moonville to Reedy Fork Church about 15 miles south of the City of Greenville being a portion of the property shown on plat recorded in Plat Book Q at Page 105, and being also shown as the western portion of Lot No. 2 as shown on a plat of the property of Frank C. Moon dated January, 1953, prepared by C. O. Riddle, and according to said plat being more particularly described as follows:

BEGINNING at a point in the center line of a county road at the joint front corner of Lots 1 and 2 and running thence with the line of said lots N. 13-22 E. 446.5 feet to an iron pin; thence S. 77-00 E. 90 feet to a point in the rear line of Lot 2; thence a new line through Lot 2 S. 13-22 W. 446 feet to a point in the center line of a county road; thence with the center line of said road N. 77-00 W. 90 feet to the beginning corner.

Being the same premises conveyed to the mortgagors by deed recorded in Deed Book 581 at Page 70.

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.