

SEP 24 1 54 PM 1957

First Mortgage on Real Estate

MORTGAGE
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

B. F. BARTON

(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 and No/100** -----

DOLLARS (\$ 7000.00), with interest thereon from date at the rate of **five & one-half (5½%)** 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, **on the western side of the Dacusville Road, Bates Township, near Marietta, being shown and designated as Lot No. 1 on a plat of the property of B. F. Barton, dated March 7, 1957, prepared by Terry T. Dill, recorded in Plat Book NN at Page 117, and according to said plat being more particularly described as follows:**

BEGINNING at an iron pin at the joint corner of Lots 1 and 2 which pin is 655 feet from bridge over Beaver Dam Creek and running thence N. 76-30 W. 335 feet to an iron pin on the eastern side of Beaver Dam Creek; thence with the creek as the line N. 0-48 W. 75 feet to an iron pin; thence S. 81-00 E. 332 feet to an iron pin on the western side of Dacusville Road; thence with the western side of said road S. 0-15 E. 101.2 feet to an iron pin at beginning corner.

This being a portion of the property conveyed to the mortgagor by deed of Willie E. and Artie C. Guest recorded in Deed Book 567 at Page 469, and by a quit claim deed of Mary Good Houston and Jesse Good Sessions Black 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.