

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

HARRY O. HILL

(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 (\$ 5000.00), 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, lying in Oneal Township, on the southern side of Beaver Dam Creek and the western side of Woods Branch about 10 miles north of the City of Greenville, containing in the aggregate 58 acres, more or less, and being composed of two tracts, one containing 15 acres, more or less, which was conveyed to the mortgagor by deed recorded in Deed Book 591, Page 61, and the other containing 43 acres, more or less, which was conveyed to the mortgagor by deed recorded in Deed Book 513, Page 108, and being more particularly described separately as follows:

15 ACRES: BEGINNING at a stake on Woods Branch in the line of property now owned by Oscar E. Smith and running thence N. 78-00 W. 693 feet to a stone in field at top of hill and running thence N. 26-42 E. about 962 feet to a stake on the southern bank of Beaver Dam Creek; thence with the meanders of said creek in an easterly and slightly southerly direction to the mouth of Woods Branch (the branch having changed its course and now empties into Beaver Dam Creek a short distance above its old mouth); thence with the meanders of Woods Branch (old run) in a southerly and slightly westerly direction about 1150 feet to the beginning corner, containing 15 acres more or less according to a survey by J. H. Atkins, July 10, 1931.

43 ACRES: Being all that remains of a tract of 104½ acres which was conveyed to N. L. Liner by deed of E. Inman, Master, recorded in Deed Book 149, Page 466, after the following cross conveyances by the said N. L. Liner: 21.50 acres conveyed by deed recorded in Deed Book 207, Page 10; 15 acres conveyed by Deed recorded in Deed Book 167, Page 121, (being the 15 acres described above); 25 acres conveyed by deed recorded in Deed Book 161, Page 277, and being more particularly described by metes and bounds as follows:

BEGINNING at a stone on or near the southern bank of Beaver Dam Creek at the front corner of property of James H. and Christine J. Jennings; thence with the line of said property S. 0-18 W. 2813 more or less to a point in the line of property of Jonah Smith; thence with the line

(continued on back)

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.