

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.

MAY 13 10 53 AM 1960

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

AILLIENE HARPER LUNSFORD
AND T. O. LUNSFORD

OLLIE FARMWORTH
(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-eight Hundred and No/100 -----

DOLLARS (\$2800.00), with interest thereon from date at the rate of five and 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, in Greenville Township, on the Perry Road, in that section known as Sans Souci, about two miles north of the City of Greenville, said lots having the following lines, courses and distances:

BEGINNING at an iron pin on the northern edge of a five-foot sidewalk running along the Perry Road, said iron pin being the joint front corner of Lots Nos. 25 and 63, and running thence along the northern edge of said sidewalk S. 44-10 W. 112.4 feet to an iron pin on the northern edge of a five-foot sidewalk running along Paris Mountain Avenue; thence along the northern edge of said sidewalk on Paris Mountain Avenue S. 84-28 W. 19.2 feet to an iron pin, joint front corner of Lots Nos. 61 and 62; thence along the line of Lot No. 61 N. 5-50 W. 161 feet to an iron pin, joint rear corner of Lots Nos. 61 and 62; thence along the rear lines of Lots Nos. 26 and 27 facing Blue Ridge Drive N. 82-45 E. 120 feet to an iron pin on the western line of Lot No. 25; thence along the line of Lot No. 25, 73.7 feet to an iron pin, the beginning corner; said lots being Lots Nos. 63 and 62 as shown on plat of said property, recorded in the Office of R. M. C. for Greenville County in Plat Book 0 at Page 45, which plat is hereby referred to and made a part thereof.

Being the same premises conveyed to Ailliene G. Harper and William B. Harper by deed recorded in Deed Book 398, Page 223, William B. Harper having devised his interest to his wife by will filed in Apt. 643, File 41, and Ailliene Harper having conveyed a one-half interest to T. O. Lunsford by deed recorded in Deed Book 575, Page 144.

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.

See Agreement for Re-advance & Extension of R. M. C. 10/1 Page 413