

First Mortgage on Real Estate

MORTGAGE 3 04 PM 1964

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE F. JARVIS
T.M.O.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Ben W. Smith and Betty E. Smith

(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) in the sum of - - - - - **NINE THOUSAND EIGHT HUNDRED AND NO/100THS** - - - - - DOLLARS (\$ **9,800.00**), with interest thereon at the rate of **six (6%)** per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is **fifteen** years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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 **Paris Mountain Township, being designated as Lot 30 of Section II of a subdivision of the property of Blue Ridge Realty Co., Inc., known as "Fenwick Heights", the same as shown on a plat thereof prepared by Piedmont Engineering Service, March, 1959, said plat being recorded in Plat Book QQ at pages 44-45, and having according to said plat the following metes and bounds, to-wit:**

BEGINNING at an iron pin on the northern side of Fairbrook Lane at the joint front corner of Lots 30 and 31 and running thence with the line of Lot 31, N. 33-37 W. 164.8 feet to pin; thence N. 55-37 E. 100 feet to pin at rear corner of Lot 29; thence with line of Lot 29, S. 33-29 E. 165.5 feet to pin on Fairbrook Lane; thence with northern side of Fairbrook Lane S. 56-02 W. 100 feet to point of beginning.

This being the same property conveyed to the Mortgagors herein by deed recorded in Deed Book 745 at page 122.

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.

PAID AND RECEIVED

7th. December 64

Larry M. Woods
Asst.

Vivian McCason
Betty Trammell

8 Dec. 64
Ollie Jarvis
2.46 P. 16426