

First Mortgage on Real Estate

MORTGAGE

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Thomas Henry Downer

(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

Two Thousand Five Hundred and no/100----- DOLLARS
(\$ 2,500.00-----), with interest thereon at the rate of Six and one-half 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 Five 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 Gantt Township, containing 14.5 acres being a part of the 99.25 acres, more or less, conveyed to the said Jerry J. Brown and Wesley Brown by the Federal Land Bank of Columbia, by deed dated October 1, 1940, and having according to a survey made by Piedmont Engineering Company, dated November 21, 1949, the following metes and bounds, to-wit:

BEGINNING at a point 6 feet North of an unwidened dirt road, and bounded on the East by land belonging to or formerly belonging to C. T. McClelland,; thence along a line 6 feet North of said dirt road, S. 52-56 W. 400 feet; thence S. 67-22 W. 400 feet; thence S. 70-24 W. 537 feet; thence N. 16-05 W. 419.9 feet; thence N. 6-00 E. 300 feet; thence S. 1-44 E. 121.3 feet; thence along the southern boundary of McClelland lands, S. 85-15 E. 123.3 feet; thence N. 66-45 E. 288 feet; thence S. 83-20 E. 575 feet; thence S. 51-05 E. 270 feet to point of beginning.

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 SATISFIED IN FULL

THIS 9 DAY OF November 1970
FIDELITY FEDERAL SAVINGS & LOAN ASSO.

BY Shelly K. Williams
Secretary-Treas.

WITNESS:
Catherine E. Foyssout
Sarah D. Robinson

SATISFIED AND CANCELLED OF RECORD
10 DAY OF Nov. 1970

Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:01 O'CLOCK A. M. NO. 11216