

NOV 19 4 09 PM 1965

BOOK 1014 PAGE 280

OLLIE FARNSWORTH  
R.M.C.

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**S. B. HIGGINS AND CORNELIA W. HIGGINS**

(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

----- **Four Thousand and No/100** ----- DOLLARS  
(\$4000.00), 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 **12** 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 **Butler Township**, containing **6.54 acres**, and being more particularly described according to a survey prepared by J. C. Hill, June 23, 1953, as follows:

"BEGINNING at an iron pin in the center of Old Spartanburg Road, corner of property now or formerly owned by Garner, and running thence with the center of said Road, S. 77-35 W. 266.7 feet to point; thence continuing with said Road, S. 86 W. 253.3 feet to a point in center of said Road; thence leaving said Road, and running N. 4-46 W. 112.4 feet to iron pin; thence N. 2 E. 632 feet to iron pin; thence N. 32 E. 143 feet to iron pin; thence S. 34-02 E. 719.1 feet to iron pin; thence S. 5 E. 193.6 feet to the point of beginning. Being the same premises conveyed to the mortgagors by deed recorded in Volume 327 at Page 356."

Less, however, the following: Property conveyed to Thomas Milton Higgins and Betty W. Higgins on February 13, 1956 by deed recorded in Volume 546 at Page 527; property conveyed to A. J. & Lucille H. McRae on December 23, 1955 by deed recorded in Volume 541 at Page 437; and property conveyed to A. J. & Lucille H. McRae on July 9, 1955 by deed recorded in Volume 529 at Page 429, in the R.M.C. Office for Greenville County.

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 10 DAY OF Feb. 1966  
FIDELITY FEDERAL SAVINGS & LOAN ASSO

BY Garry M. Woods  
Secretary-Treas.

WITNESS:

Sandra F. Batson  
Bonnie Williams

SATISFIED AND CANCELLED OF RECORD

30 DAY OF March 1966

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

AT 2:07 O'CLOCK P M. NO. 27962