

GREENVILLE CO. S. C.

SEP 25 3 42 PM 1967

BOOK 1070 PAGE 233

First Mortgage on Real Estate

OLLIE FARNSWORTH  
MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CHARLES E. QUINN AND

OWEN G. SHELL, JR. (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 Thirteen Thousand Four Hundred and No/100 ----- DOLLARS (\$ 13,400.00 ), with interest thereon at the rate of six & three-fourths 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 11 1/2 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,

All that piece, parcel or lot of land situate, lying and being in the City and County of Greenville, State of South Carolina known and designated as the greater portion of Lot No. 13 on the South side of Ashley Avenue, according to plat of property of B. E. Geer, recorded in Plat Book "H", at Page 177, Office of R. M. C. for said County, more particularly described as follows:

BEGINNING at a stake on the South side of said Avenue, joint front corner of Lots Nos. 12 and 13, which stake is 265 feet West of the Southwest corner of said Avenue and North Main Street; thence with the dividing line of Lots Nos. 12 and 13 S. 24-30 W. 200 feet; thence N. 65-30 W. 55 feet to stake in joint rear corner of Lots Nos. 13 and 14; thence with the line of said lots N. 24-30 E. 125 feet to stake; thence S. 65-30 E. 2 feet to stake; thence N. 24-30 E. 75 feet to stake on Ashley Avenue; thence with said Avenue S. 65-30 E. 53 feet to the point of beginning.

The above is the same property conveyed to the mortgagors by deed recorded in Deed Book 815, at Page 412.

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.