

OLLIE FARRINGTON
N.M.C.

BOOK 1106 PAGE 485

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Rufus Paul Barfield

(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

Five Thousand Nine Hundred and No/100----- DOLLARS
(\$ 5,900.00), with interest thereon at the rate of Seven 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 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, lying on the southwestern side of East Welborn Street, near the City of Greenville, being shown as Lots 32, 33 and 34 on a plat of Anderson Street Highlands, prepared by Dalton & Neves, dated 1939, recorded in Plat Book J, Page 157, and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the southwestern side of East Welborn Street at the front corner of Lot 31 which pin is 909.7 feet southeast of the intersection of said street with the Anderson Road (State Highway No. 81) and running thence with the line of Lot 31, S. 42-40 W. 150.25 feet to an iron pin rear corner of said lot; thence with the line of Lots 32, 33 and 34 S. 47-24 E. 150 feet to an iron pin joint rear corner of Lots 34 and 35; thence with the line of said lots N. 42-40 E. 150.1 feet to an iron pin on the southwestern side of East Welborn Street; thence with the southwestern side of said street and the front line of Lots 34, 33 and 32 N. 47-20 W. 150 feet to the beginning corner, being the same property conveyed to mortgagor by deed to be recorded herewith.

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.