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BOOK 1124 PAGE 248

First Mortgage on Real Estate

OLLIE FARNSWORTH
R. M. C.
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: George B. Rouse

(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 ----- Eighteen Thousand and No/100 ----- DOLLARS (\$ 18,000.00), with interest thereon at the rate of ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ 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 25 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, containing 35.22 acres, and being more fully described on plat of Property of J. M. Johnson, made by C. O. Riddle, in May 1964, said plat being recorded in Plat Book FFF at Page 100, and the metes and bounds are as follows:

"BEGINNING at a point near the center of Log Shoals Road, and running thence S. 66-20 E. 365.6 feet to pin; thence S. 32-11 W. 2833.7 to line of property now or formerly of Blakely; thence N. 65-24 W. 711.7 feet to pin; thence N. 40-11 E. 2133 feet to center of a County Road; thence with said Road N. 54-59 W. 385 feet to point of intersection of County Road and Log Shoals Road; thence with Log Shoals Road the following courses and distances: N. 74-17 E. 300 feet; thence N. 70-17 E. 200 feet; thence N. 62-28 E. 100 feet; thence N. 50-14 E. 100 feet; thence N. 38-20 E. 100 feet; and N. 35-23 E. 82.6 feet to the point of beginning."

Said premises being the same conveyed to the mortgagor by deed recorded in Deed Book 749 at Page 480.

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.