

DEC 15 4 32 PM '69

First Mortgage on Real Estate

OLLIE FARNSWORTH
MORTGAGESTATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Paymond P. Stewart and Frances G. Stewart

(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

RPS
7-9-5

Forty-five Thousand and No/100ths DOLLARS
(\$45,000.00), with interest thereon at the rate of 8--7 3/4 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 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, being known and designated as Lot No. 24 as shown on a plat of Huntington (Sheet No. 1), prepared by Piedmont Engineers & Architects, dated May 4, 1968, and recorded in the P.M.C. Office for Greenville County, South Carolina, in Plat Book 740 at page 23, and having according to said plat the following notes and bounds:

BEGINNING at an iron pin on the Northern side of Stratton Place at the joint front corner of Lots Nos. 23A and 24, and running thence with the line of Lot No. 23A N. 9-49 E. 376.5 feet to an iron pin in the rear line of Lot No. 72; thence with the rear lines of Lots Nos. 72 and 27 S. 86-03 W. 330.0 feet to an iron pin at the joint rear corner of Lots Nos. 24 and 25; thence with the line of Lot No. 25 S. 7-32 E. 324.6 feet to an iron pin on the Northern side of Stratton Place; thence with the Northern side of Stratton Place the following courses and distances: S. 89-05 E. 100.4 feet to an iron pin, thence S. 79-25 W. 110.0 feet to an iron pin, thence S. 71-56 E. 14.6 feet to the point of beginning.

The premises hereinabove described are conveyed subject to the following:

1. Restrictions and protective covenants recorded in the P.M.C. Office for Greenville County, South Carolina, in Deed Book 740 at page 269 and in Deed Book 815 at page 313; however, the minimum front setback line applicable to the above described lot shall be 100 feet instead of 75 feet as provided in said restrictions.
2. All roadways, easements, and rights of way, if any, affecting the above described property.

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.