

FILED
GREENVILLE, S. C.

BOOK 1177 PAGE 225

First Mortgage on Real Estate 4 5 4 38 PH '71

OLLIE FARNSWORTH MORTGAGE
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, B. DERoy OWINGS,

(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 ELEVEN THOUSAND TWO HUNDRED AND NO/100 (\$11,200.00)----- DOLLARS (\$ 11,200.00), with interest thereon at the rate of eight (8%)----- 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 ten (10) 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, Greenville Township, on the South side of University Ridge, being bounded by property of University Ridge Homes, Inc., property of D. E. McCuen and Company, Inc., and street known as University Ridge, and having, according to plat by Pickell and Pickell dated March 23, 1948, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of University Ridge which pin is 120 feet in an easterly direction from Cleveland Street and running thence along the southern side of University Ridge N. 71-50 E. 48.7 feet to an iron pin at the corner of property of University Ridge Homes, Inc.; thence S. 22-20 E. 108 feet to an iron pin; thence S. 64-40 W. 20.6 feet to an iron pin; thence N. 55-38 W. 69.1 feet along the northeast edge of an alley to an iron pin; thence continuing along the eastern edge of said alley N. 12-54 W. 54.6 feet to an iron pin at the point of beginning.

Together with the right to use the above-mentioned alley for purposes of ingress and egress. The said alley is specifically shown on the above-mentioned plat and said plat is to be recorded, Plat Book U, page 49.

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.