

FILED
GREENVILLE CO. S. C.

BOOK 1192 PAGE 653

First Mortgage of Real Estate
MAY 1956

MORTGAGE

MOLLYE FARNSWORTH
R.M.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Wallace C. Fallaw and Sarah H. Fallaw

(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 --Nineteen thousand seven hundred fifty and no/100-----DOLLARS (\$19,750.00); with interest thereon at the rate of -7½- 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 -20- 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, situate on the north side of Starsdale Circle, being shown as Lot 25 on a plat of Starsdale Manor dated March, 1956, prepared by Dalton & Neves recorded in Plat Book NN at page 9 in the RMC office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Starsdale Circle at the joint front corner of Lots 25 and 26 and running thence with Lot 26, N 21-25 W 145 feet to an iron pin at the joint rear corner of Lots 25 and 26; thence with the rear line of Lots 19 and 20, S 68-35 W 100 feet to an iron pin at the joint rear corner of Lots 24 and 25; thence with Lot 24, S 21-25 E 145 feet to an iron pin on the northern side of Starsdale Circle; thence with said circle, N 68-35 E 100 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of James F. Van Norman 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.