

GREENVILLE, CO. S. C.

JUL 20 3 40 PM '71

BOOK 1199 PAGE 256

OLLIE FARNSWORTH
R. M. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: G & L BUILDERS, INC.

(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 **TWELVE THOUSAND FIVE HUNDRED AND NO/100** ----- DOLLARS

(\$ **12,500.00**), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is **twenty** 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, in the Town of Fountain Inn, known and designated on a plat of Sunset Heights as Lot No. 3, said plat of record in the RMC Office for Greenville County, S. C. in Plat Book 00, pages 314, 315, 316 and 317, having, the following metes and bounds, according to said plat, to wit:

BEGINNING at an iron pin in the east side of Looney Brook Drive, said Drive being names after plat recorded, joint corner with Lot No. 4, and running thence with the joint line of said Lot No. 4, N. 66-00 E. 187.5 feet to an iron pin, back joint corner with said Lot No. 4; thence S. 25-33 E. 140 feet to an iron pin, back joint corner with Lot No. 2; thence along the joint line of Lots Nos. 2 and 1, S. 84-04 W. 223 feet to an iron pin on the east side of Looney Brook Drive, joint front corner with Lot No. 1; thence along the east side of said Looney Brook Drive, N. 5-08 W. 75 feet to an iron pin, the point of beginning, and bounded by said Looney Brook Drive, Lots Nos. 1, 2 and 4 and others.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 2 PAGE 401

SATISFIED AND CANCELLED OF RECORD

10 DAY OF Sept 1971

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 12:48 O'CLOCK P M. NO. 7584