

BOOK 678 PAGE 213

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREENVILLE CO. S. C. FILE 70 PAGE 970

MORTGAGE No. 16 3

CLUE FARMER
321-19

Clue Farmer
SENIE'S GREETING

Joe F. Ninton and Vera F. Ninton

(hereinafter referred to as Mortgagor)

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C. (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Eleven Thousand Seven Hundred and No/100 ----- DOLLARS (\$ 11,700.00), with interest thereon from date at the rate of five (5%) per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose:

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, on the southern side of Greenwood Drive and being shown as all of lot 121 and the eastern one-half of lot 135 on plat of Oak-Crest, reported in Plat Book 54 at pages 130 and 131 and when described as a whole has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Greenwood Drive the joint front corner of lots 132 and 124 and running thence with the line of lot 132 S. 29-12 E. 150 feet to an iron pin; thence N. 60-18 E. 115 feet to an iron pin in center of rear line of lot 134; thence through center of lot 135 E. 29-12 E. 150 feet to an iron pin on Greenwood Drive, said pin being in the center of the front line of lot 135; thence with the southern side of Greenwood Drive S. 60-18 E. 115 feet to the point of beginning."

Being the same premises conveyed to the mortgagors by deed recorded in Book 544 at page 547 and by a deed of Frank, Inc., to Joe F. Ninton, dated May 15, 1956, to be recorded herewith.

FILED MAY 2 1960
GREENVILLE CO. S. C.
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