

APR 16 11 53 AM 1954

First Mortgage on Real Estate

MORTGAGE

OLLIE FARNSWORTH R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Adell Martin

(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) 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

Thirty-Six Hundred and No/100- - - - -
DOLLARS (\$ 3600.00), with interest thereon from date at the rate of Six (6%)
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, in Grove Township, in School District 4F, and being a portion of the 56 Acres as shown on plat recorded in Plat Book Q at Page 109, in the R.M.C. Office for Greenville County, containing 3.48 acres, and being more particularly described as follows:

"BEGINNING at a point at the intersection of the Lost Swamp Road, and a County Road, and running thence N. 77-48 W. 338.8 feet to the corner of Adell Martin's property; running thence N. 12-30 E. 663.7 feet to an iron pin at the corner of the Bull property; thence S. 71-16 E. 87.3 feet to an iron pin in the center of the Lost Swamp Road; thence along the center of the Lost Swamp Road, S. 12-16 E. 527 feet to an iron pin; thence still along the center of the Lost Swamp Road, S. 2-20 W. 177 feet to the point of beginning. Being the same premises conveyed to the mortgagor by deed recorded in Volume 438 at Page 389."

ALSO, "All that parcel of land on a County Road, leading from the Airbase-Augusta Road to Reedy Fork Church, and according to survey made by W. J. Riddle, Surveyor, April 1951, recorded in the R.M.C. Office for Greenville County in Plat Book ___ at Page ___, having the following metes and bounds, to-wit:

"BEGINNING at a point, in the center of said County Road, and running thence along the center line of said road, S. 77-04 E. 277.8 feet; thence crossing an iron pin, 17.7 feet from center of said road, N. 12-30 E. 663.7 feet to an iron pin; thence N. 68-36 W. 118 feet to an iron pin; thence S. 53 W. 151 feet to a large water oak; thence S. 56 E. 67 feet to an iron pin; thence S. 25-30 W. 554 feet crossing an iron pin, 33.5 feet from center of said road to the point of beginning, containing 3.15 acres, more or less. Being the same premises conveyed to the mortgagor by deed recorded in Volume 437 at Page 82."

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.