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BOOK 693 PAGE 47

First Mortgage on Real Estate

OLLIE FARNWORTH
B.M.C.
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CARVIN T. LANDRETH AND (hereinafter referred to as Mortgagor) SEND(S) GREETING:
WOODIE S. LANDRETH

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 **SIX THOUSAND AND NO/100** - - - - -

DOLLARS (\$ 6000.00), with interest thereon from date at the rate of **five and one-half (5½%)** 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 Gantt Township, on the southwestern side of Trammell Road, being shown on the Greater Greenville tax maps as Lot No. 4, Block 2, Sheet 243, and having the following metes and bounds:**

"BEGINNING at an iron pin on the southern side of Trammell Road which pin is 220 feet northwest of the intersection of said road with New Dunham Bridge Road and running thence with Trammell Road N.58 W. 190 feet to an iron pin at a point 15 feet from Trammell's line and at the corner of property of Mary Ellen Woodside Wallace and running thence with the Wallace line S. 54-45 W. 340 feet to a stake corner of the property of D. C. and Bessie M. Spoon; thence with the Spoon line S. 54 E. 395 feet to a stake in an old road in the line of property of Herman Smith; thence with the line of property of Smith and of Roy T. Martin and with the center line of said old road N. 26 E. 340 feet to an iron pin, beginning corner, and containing 2.19 acres, more or less."

This being the same property which was conveyed to the mortgagor by deed of J. H. Ellison of even date, to be recorded herewith.

The above mentioned Trammell Road has recently been renamed Dogwood Lane.

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.