

BEREA

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GREENVILLE CO. S. C.

BOOK 1209 PAGE 478

First Mortgage on Real Estate

OCT 11 4 54 PM '71
MORTGAGE
OLLIE R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Jesse I. Reid

(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 Twenty-one Thousand and no/100----- DOLLARS

(\$ 21,000.00), 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 15 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, lying on the north west side of Gibbon Road, also known as Motor Boat Club Road, about four miles southwest of the City of Greenville, Greenville County, South Carolina, containing 11.80 acres, more or less, and being more particularly described as follows:

BEGINNING at an iron pin in the center of the intersection of Gibbon Road, with another county road, known as the Robinson Road, and running thence with the center line of the Gibbon Road, 464.2 feet, more or less, to an iron pin at the front corner of property of Howard & Hazel Thomason, running thence with the line of said property, N. 48-20 W. 136.4 feet to an iron pin; thence continuing with the line of said property, N. 27-05 E. 147.2 feet to an iron pin; thence continuing with said property, S. 55 E. 177.3 feet to an iron pin in the center of Gibbons Road; thence with the center of said road, N. 43-30 E. 126.9 feet to a bend in said road; thence continuing with the center of said road, N. 37-00 E. 110 feet to an iron pin at corner of property now or formerly of W. G. Holcombe; thence with the line of said property N. 57-02 W. 285.5 feet to an iron pin; thence continuing with the line of said property, N. 82-58 W. 577.8 feet to an iron pin in the line of property now or formerly of Charlie W. Rogers; thence with the line of said property, S. 22-35 W. 334.4 feet to an iron pin; thence continuing with the line of said property, S. 17-35 W. 326.5 feet to an iron pin in the center of Robinson Road; thence with the center of said road, S. 54-45 E. 140 feet to a bend; thence with said road, S. 83-15 E. 90 feet to a bend; thence continuing with said road, S. 60-30 E. 291 feet to the beginning corner.

This conveyance by mortgage is subject to the easement or interest of E. C. Tatham and C. J. Bowen in those two small lots of land lying at the Southeast corner of the property herein described; see deed to E. C. Tatham recorded in Deed Book 399 at page 272 and deed to C. J. Bowen recorded in Deed Book 399

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.

at page 269.