

First Mortgage on Real Estate

NOV 8 10 46 AM 1962

MORTGAGE

OLLIE FARNSWORTH R.M.C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

REAL ESTATE FUND, 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) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated hereif by reference in the sum of

ONE HUNDRED THOUSAND AND NO/100THS- - - - - DOLLARS (\$100,000.00), with interest thereon from date at the rate of six (6%)

per centum per annum, said principal and interest to be repaid in monthly instalments of ONE THOUSAND ONE HUNDRED TEN AND NO/100Dollars (\$1,110.00) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, 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, 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, on the northeastern corner of Pleasantburg Drive and Keith Drive in the City of Greenville, and according to a plat of property of Walter Goldsmith and Associates is described as follows:

BEGINNING at an iron pin at the northeastern corner of Pleasantburg Drive and Keith Drive and running thence with the eastern side of Pleasantburg Drive N. 22-04 E. 138.2 feet to an iron pin; thence S. 34-11 E. 83.8 feet to an iron pin; thence S. 9-39 W. 94.3 feet to an iron pin; thence S. 22-04 W. 43.5 feet to an iron pin on the northeastern side of Keith Drive; thence with the northeastern side of said Drive N. 34-14 W. 40 feet and N. 47-56 W. 60 feet to the beginning corner and being the same property conveyed to the mortgagor by deed recorded in Deed Book 648 at Page 486.

ALSO: All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, being Lots Nos. 13, 14, 14A, 15, 15A, 16, 16A, 17, 17A, 55A, 55, 56A, 56, 57A, 57, 58A, 58, 59A, 59, 60A and the southern portion of Lot No. 12 as shown on a plat of Airport Village Farms recorded in the R.M.C. Office for Greenville County in Plat Book S, at Page 161, and according to a survey made by Dalton & Neves in October, 1954, is described as follows:

BEGINNING at a stake at the northeastern corner of Rickenbacker Road and Liaison Avenue, and running thence with the northern side of Liaison Avenue S. 74-30 E. 400 feet to a stake at the corner of Jimmy Doolittle Road; thence with the western side of the said road N. 15-30 E. 575 feet to a stake; thence N. 74-30 W. 200 feet to a stake; thence S. 15-30 W. 25 feet to a stake at the corner of Lot 60; thence with 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.