

First Mortgage on Real Estate

MORTGAGE

GREENVILLE CO. S. C.

APR 14 4 41 PM '69

OLLIE FARNSWORTH
R. M. O.

BOOK 1122 PAGE 578

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SAMUEL P. DAVIS AND SARA H. DAVIS

(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

----- Fifty-Seven Hundred and No/100 ----- DOLLARS
(\$ 5700.00) with interest thereon at the rate of seven per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is ten 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, situate on the north-eastern corner of the intersection of Rockcrest Drive and Brushy Creek Road, being shown as all of Lot 48 on plat of Terrace Gardens, recorded in Plat Book QQ at Page 85, and an adjoining triangular strip, and described by metes and bounds, as follows:

"BEGINNING at an iron pin on the curve of the intersection of Rockcrest Drive and Brushy Creek Road, and running thence with the curve, the chord of which is N. 7-33 W 35.4 feet to pin on the southeastern side of Brushy Creek Road; thence with the southeastern side of said Road N. 32-37 E. 99.7 feet to pin; thence S. 71-12 E. 211.5 feet to pin at the rear corner of Lot 47; thence with line of Lot 47, S. 37-37 W. 176.5 feet to pin on Rockcrest Drive; thence with the northeastern side of said Drive N. 52-23 W 175 feet to the beginning corner."

Said premises being the same conveyed to the mortgagors by two separate deeds; recorded in Deed Book 862 at Pages 145 and 147 respectively.

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.