

FILED  
GREENVILLE CO. S. C.

MAY 1 10 31 AM '69

OLLIE FARNSWORTH  
MORTGAGE

BOOK 1124 PAGE 401

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Ben W. Smith.

(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 FIVE THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS (\$ 5,500.00---- ), with interest thereon at the rate of ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ 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 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, near Verner Springs, Greenville Township, being shown as the northern half of Lots 142, 143 and 144, less 2 feet from lot 144, on plat recorded in Plat Book A at page 177, and more particularly described as follows:

Beginning at an iron pin at the northwestern corner of the intersection of Bailey Street, formerly Briggs Avenue and Ansel Street and running thence with the southern side of Ansel Street in a northeastern direction 150 feet to pin; thence in a line parallel with Bailey Street in a southwestern direction 50 feet to an iron pin; thence in a line through Lots 143, 144 and 145, 150 feet to an iron pin on the eastern side of Bailey Street; thence with the eastern side of Bailey Street in a northern direction, 50 feet to the point of beginning.

Being the same property conveyed to the mortgagor by Deed Book 864 at page 641.

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.