

First Mortgage on Real Estate

OLLIE FARNSWORTH
R. MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James W. Bolt

(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 Five Thousand and no/100----- DOLLARS (\$ 55,000.00), with interest thereon at the rate of as ~~XXXXXXXXXXXXXXXXXX~~ 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 8 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

those two certain pieces, ~~XXXXXXXXXXXX~~ 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 South side of Nichols Street, formerly Dime Street, in the City of Greenville, being shown and designates as Lots 1 and 2 of Block 1 on page 201 of the County Block Book, the first lot being also shown on plat recorded in Plat Book ZZZ at page 59 and when described together the two lots have the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Nichols Street at the corner of property now or formerly owned by Daisy Walker; thence with the line of said property, S. 17-45 E. 221.1 feet to a pin; thence N. 84 E. 122.1 feet to a pin; thence N. 2-24 E. 86.5 feet to a pin; thence N. 61-3/4 E. 147.84 feet to a pin; thence N. 1/2 E. 146.52 feet to a pin in line of lot now or formerly owned by Fred Nesbitt; thence with the line of said property, S. 61-34 W. 157.8 feet to a pin; thence N. 22 1/2 W. 70.62 feet to a pin on Nichols Street; thence with the Southern side of Nichols Street, S. 63-56 W. 186.12 feet to the point of Beginning.

Said premises being the same conveyed to the mortgagor by deeds recorded in Deed Book 851 at page 155 and 753 at page 195, 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.