

GREENVILLE CO. S. C.

APR 28 10 07 AM '69

OLLIE FARNSWORTH
R. M. C.
MORTGAGE

BOOK 1124 PAGE 157

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Frank C. Martin

(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 Fourteen Thousand Five Hundred and No/100-----DOLLARS (\$ 14,500.00), 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 twenty-five 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, on the southwest side of White Horse Road in Paris Mountain Township, and being a portion of Tract Number 10 on Map Number 1 of the Estate of F. M. E. Martin, made by C. O. Riddle, January, 1954, and more particularly described in a plat prepared by C. O. Riddle dated February, 1969, and according to the latter plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of property belonging to Ruby E. Martin, Joyce M. Porter, Frank C. Martin and Mr. Gibson, thence running with the southwestern side of White Horse Road S. 5-57 E. 133.8 feet to an iron pin; thence continuing with said road S. 0-57 E. 41.2 feet to an iron pin; thence S. 89-38 W. 200 feet to an iron pin; thence N. 5-00 W. 131.8 feet to an iron pin on the Gibson line; thence at the Gibson property N. 71-33 E. 112.45 feet to an iron pin and continuing with the Gibson property N. 84-33 E. 90.7 feet to an iron pin on the southwestern side of White Horse Road, the point of beginning.

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.