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BOOK 1127 PAGE 249

First Mortgage on Real Estate

OLLIE FARNSWORTH  
R. H. C.

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: MAE J. CLEMENTS

(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

FIFTEEN THOUSAND, SEVEN HUNDRED AND NO/100 - - - - - NOTE - - DOLLARS  
(\$ 15,700.00 ), with interest thereon at the rate of 7% - 7½% SEE / 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 20 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, in Bates Township, being known and designated as a tract containing 5.10 acres according to a plat of the property of R. B. Brown Subdivision of Tract No. 1 of the J. C. Roe property; said plat having been made by T. T. Dill on March 29, 1947 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin in the center of a County Road at the joint front corner of an 11-acre tract, more or less, now or formerly in the name of W. E. Garrison and running thence along said tract North 83-35 East 435 feet to an iron pin; running thence along line of tract containing 9.65 acres, more or less, now or formerly in the name of R. B. Brown, Jr., South 3-00 East 585 feet to an iron pin in the center of a road that leads to Locust and to Travelers Rest; running thence along the center of said road, North 89-00 West 360.3 feet to an iron pin; running thence along center of a County Road (Shelton Road) North 11-00 West 533 feet to an iron pin, the beginning corner.

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.