

FILED
GREENVILLE CO. S. C.

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BOOK 1135 PAGE 263

First Mortgage on Real Estate

OLLIE FARNSWORTH
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Robert A. Ferguson and

Eula Mae Ferguson

(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 ----- Four Thousand Four Hundred Fifty and no/100----- DOLLARS (\$ 4,450.00---), with interest thereon at the rate of Eight----- 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 Eight----- 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 southern side of Taylor Street, Chick Springs Township, being shown as Lots 55 and 56 of Sarah E. Adams property, and being also shown as Lots 41 and 42 of Block 13, page T.6 of the County Block Book, and being more particularly described as follows:

Beginning at an iron pin on the southern side of Taylor Street at the joint front corner of Lots 54 and 55, and running thence with line of Lot 54, S 12-15 E 195 feet to a stake; thence N 77-45 E 130 feet to an iron pin in line of Lot 57; thence with line of Lot 57, N 12-15 W 195 feet to an iron pin on Taylor Street; thence with the southern side of Taylor Street, S 77-45 W 130 feet to the point of beginning.

Being the same property conveyed to the mortgagors by deeds recorded in Deed Book 411 at page 493 and Deed Book 592 at page 84.

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.