

PLEASANTBURG

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GREENVILLE CO. S. C.

APR 15 11 20 AM '70

BOOK 1152 PAGE 475

First Mortgage on Real Estate

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mamie T. Bradford

(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 Three Thousand and no/100-----DOLLARS (\$3,000.00), 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 5 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 Greenville Township, on the southern side of Zara Street, in the City of Greenville, and being shown as lot no. 45 on plat of Eastover, made by R. E. Dalton, in July 1920, recorded in Plat Book F, at Page 42 and described as follows:

BEGINNING at a stake on the Southern side of Zara Street 243.3 feet East from Maco Street, at the corner of lot no. 46, and running thence with the line of said lot, S. 25-30 E. 150 feet to a stake at corner of lot no. 35; thence with the line of said lot, N. 64-30 E. 60 feet to a stake at corner of lot no. 44; thence with the line of said lot, N. 24-30 W. 150 feet to a stake on Zara Street; thence with the southern side of Zara Street, S. 64-30 W. 60 feet to the beginning corner.

This is the same property conveyed to Thomas W. and Mamie T. Bradford by deed recorded in Deed Book 391 at page 201 in the R.M.C. Office for Greenville County, the said Thomas Bradford died testate on November 12, 1963 leaving as his sole devisee the mortgagor herein as will appear according to Apartment 848 File 16 in the Office of the Probate Judge of Greenville County.

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.

(Continued on next page)