

FILED
GREENVILLE CO. S. C.

BOOK 1193 PAGE 448

First Mortgage on Real Estate

JUN 3 3 23 PM '71

OLLH ~~MORTGAGE~~
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Charles A. Simonton and (hereinafter referred to as Mortgagor) SEND(S) GREETING:
Nancy M. Simonton

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 ~~Twenty-Five Thousand and no/100-----~~DOLLARS (\$ 25,000.00), with interest thereon at the rate of 7 $\frac{1}{2}$ 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, and being on Groce Meadows Road containing 14.2 acres, and being more particularly described according to a plat of survey of property of Charles A. Simonton by Jones Engineering Services dated September 1965 and recorded in the R.M.C. Office for Greenville County in Plat Book BBB, Page 131 and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at a bolt in or near the center of Groce Meadows Road and running thence along the line of property now or formerly belonging to Ballenger S. 34-11 W. 554.2 feet to an iron pin; thence continuing with Ballenger's line S. 34-11 W. 553.8 feet to an iron pin; thence N. 84-00 W. 567.0 feet to an iron pin; thence S. 40-36 W. 440 feet to a point in the center of the bed of an old creek; thence up the center of the old creek bed and an old dry run, the chord being S. 63-00 E. 745 feet more or less, to an iron pin in the line of property now or formerly belonging to McCauley; thence along McCauley's line N. 32-45 E. 1220 feet to an iron pin; thence N. 59-45 E. 484 feet to an iron pin; thence S. 70-25 E. 143.5 feet to a bolt in or near the center of Groce Meadows Road; thence along Groce Meadows Road N. 37-42 W. 498.2 feet to the beginning corner.

This is the same property conveyed to the Mortgagors by deed of W. E. Hudson and others dated October 4, 1965, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 784 Page 16.

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.