GREENVILLE CO. S. C.

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800K 1199 PAN 481

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: BEN

BEN M. CART

(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 Forty-five Thousand and No/100 DOLLARS

(\$ 45,000.00 ), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 25 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 piece, parcel or lot of land, situate, lying and being at the Southwestern corner of the intersection of Quail Hill Drive with East Parkins Mill Road, in Greenville County, Butler Township, South Carolina, being shown and designated as Lot No. 21 of Quail Hill Estates, as shown on a Plat of the Property of Thomas B. Huguenin and T. F. Huguenin, Jr., prepared by Campbell & Clarkson Surveyors, Inc., dated April 24, 1969, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book TTT, Page 201, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Western side of Quail Hill Drive, at the joint corner of Lots Nos. 21 and 22, and running thence along the line of Lot No. 22, S. 48-36 W., 250 feet to an iron pin; thence along the line of property now or formerly of Sallie Huguenin, N. 41-24 W., 133.4 feet to an iron pin on the Southern side of East Parkins Mill Road; thence with the Southern side of East Parkins Mill Road, N. 50-58 E., 227.2 feet to an iron pin in the curve of East Parkins Mill Road and Quail Hill Drive; thence with the curve thereof, the chord of which is N. 89-22 E., 32.7 feet to an iron pin on the Western side of Quail Hill Drive; thence with said side of Quail Hill Drive, S.41-24 E., 142.2 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.