

First Mortgage on Real Estate

MORTGAGEFILED
GREENVILLE CO. S. C.STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

AUG 15 8 25 AM '71
OLLIE FARNSWORTH
R.M.C.

Guible Realty, Inc.

(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 Fifty-nine Thousand Two Hundred and no/100----- DOLLARS (\$ 59,200.00), with interest thereon at the rate of 8½ 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 15 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 Paris Mountain Township, being known and designated as a portion of Lot No. 17 of a subdivision of the Farr Estates as shown on plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book M at Page 19, and also known and designated as property of D. L. and Blanche Southerland on plat made by W. J. Riddle dated July, 1949, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Lakeview Circle (formerly Farr Road) and running thence S. 22-0 W. 370 Feet to an iron pin; thence N. 49-05 E. 450 feet to an iron pin; thence N. 54-30 W. 143 feet along the joint line of Lots Nos. 17 and 18 to an iron pin on the south side of Lakeview Circle; thence along the south side of said Circle S. 35-30 W. 20 feet; thence continuing along said Circle S. 64-0 W. 35 feet to an iron pin; thence continuing along said Circle N. 74-30 W. 15 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagor by deed recorded in Deed Book 895 at page 436 in the R.M.C. Office for 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.