

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

BOOK 1202 PAGE 560

MORTGAGE 52 NH '71

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: PHILLIP A. BETETTE

(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 Eighteen Thousand Five Hundred and no/100-----DOLLARS

(\$ 18,500.00----), 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 twenty-five 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 south side of Mt. Vista Avenue, being known and described as Lot #190 on revised plat of Traxler Park, by Dalton & Neves, Engineers, dated March, 1923, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book F, at pages 114 and 115, and also shown on plat of Property of W. J. Coggin and Ann W. Coggin prepared by R. W. Dalton, Engineer, dated January, 1961, and having the following courses and distances, to wit:

BEGINNING at an iron pin on the south side of Mt. Vista Avenue, joint front corner of Lots #190 and 191, and running thence with the south side of Mt. Vista Avenue, S. 64-37 W. 70 feet to an iron pin at joint front corner of Lots 189 and 190; thence with line of Lot #189, S. 25-23 E. 225 feet to an iron pin; thence N. 57-29 E. 70.56 feet to an iron pin; thence with the joint line of Lot #191, N. 25-23 W. 216.2 feet to an iron pin at the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of James Y. Harrison and Lynn E. Harrison, of even date, to be recorded herewith 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.