

First Mortgage on Real Estate

OLLIE FARNSWORTH
R. H. C.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JIMMY C. LANGSTON, d/b/a

GOLDEN STRIP AGENCY

(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

SIX THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS

(\$6,500.00), 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 **ten (10)** 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, **near the Town of Simpsonville, containing .7 acres, more or less, according to a plat thereof prepared by C. O. Riddle, Surveyor, dated February 1, 1961 and having, according to said plat, the following metes and bounds, to-wit:**

BEGINNING at an iron pin in the approximate center of Pollard Road on the line of Tract #1 of the Estate of W. A. Pollard as shown on a plat recorded in Plat Book L, at page 167 and running thence along the line of said Tract #1, N. 39 E. 197 feet to an iron pin; thence along the line of property of Inez Burton, S. 45-01 E. 152.8 feet to an iron pin; thence continuing along said Burton property, S. 39 W. 197 feet to a point in the approximate center of Pollard Road; thence with the center of said Road, N. 45-01 W. 152.8 feet to the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Shirley Ann B. Neely to be recorded of even date herewith.

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.