

MAIN

FILED  
GREENVILLE CO. S. C.

MAR 2 11 13 AM '72

BOOK 1224 PAGE 287

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: DAVID F. LAWLESS AND

VIRGINIA LAWLESS

(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

Ten Thousand and No/100 ----- DOLLARS

(\$ 10,000.00 ), 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 12 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 Grove Township, just north of Piedmont, S.C., on the eastern side of the Greenville-Piedmont Highway, formerly known as U.S. Highway 29, and according to a plat prepared by J. Coke Smith, dated October 1947, being shown as Lot 13 and the northern 3 feet of lot 12, which plat is unrecorded, and being a portion of the property of Alberta Poole, according to plat recorded in Plat Book R at Page 53, and being more particularly described as follows:

BEGINNING at a stake on the eastern side of the Greenville-Piedmont Highway, at the front corner of lots 13 and 14, which pin is 169.2 feet south of the original northwestern corner of property shown on plat recorded in Plat Book R at Page 53, and thence with the line of lot 14 S 87-30 E 545 ft., more or less, to a point in the center line of the Southern Railway right-of-way; thence with the center line of said right-of-way S 43-35 W 88 feet to a point 3 feet south of the rear corner of lots 12 and 13; thence through lot 12 N 85-35 W 545 feet, more or less, to a stake on the eastern side of Greenville-Piedmont Highway, thence with the eastern side of said highway, N 4-30 E 88 feet to the beginning corner.

Same property conveyed to Mortgagor by deed recorded in Deed Book 625 at Page 505 in the RMC Office.

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.