

GREENVILLE CO. S. C.

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BOOK 1226 PAGE 454

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: Forest H. Kendall and

Mary L. Kendall ----- (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 ----- FIFTEEN THOUSAND NINE HUNDRED AND NO/100----- DOLLARS

(\$15,900.00), 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 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 the City of Greenville, on the North side of Ridgeland Drive (formerly known as Ridgeland Avenue), shown as Lot 62 and a portion of Lot 63, on a plat of Cleveland Terrace, made by Dalton & Neves, Engineers, February 1926, and revised March, 1928, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book M at pages 142 and 143, and having according to said plat and according to a more recent plat prepared by Piedmont Engineering Service dated September 1, 1953, entitled "Property of Lillian H. Mitchell" the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest corner of the intersection of Ridgeland Drive and Allen Street (now Hope Street) and running thence along the North side of Ridgeland Drive N. 83-54 W. 75 feet to an iron pin; thence still along the North side of Ridgeland Drive N. 81-32 W. 14.5 feet to an iron pin; thence N. 0-15 E. 90.9 feet to an iron pin; thence N. 87-47 E. 101.1 feet to an iron pin on the western side of Allen Street (now Hope Street); thence along the western side of Allen Street (now Hope Street) S. 6-41 W. 108.4 feet to the beginning corner.

This being the same property conveyed to the mortgagors herein by deed of Beverly Barksdale, individually and as Executor of the Estate of Lutie McGee, to be recorded 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.