

USL—First Mortgage on Real Estate

SEP 22 12 04 PM 1950

MORTGAGE OLLIE FARNSWORTH R.M.C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Dallas N. McDonald

(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) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Twenty-Three Hundred Seventy and No/100- - - - - DOLLARS (\$ 2370.00), with interest thereon from date at the rate of Six (6%) - - - per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose:

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, containing 40.52 acres, more or less, and having according to plat made by J. Mac Richardson, in November 1948, recorded in Plat Book V at Page 27, the following metes and bounds, to-wit:

"BEGINNING at a stake at the Old Road leading from the Old Bridge Place on Saluda River to Grove Station and at the corner of the three acres tract conveyed to Foster and running thence N. 12 E. 60 1/2 feet to the beginning of a ditch; thence down said ditch and branch as the line, N. 12-50 E. 245 feet to bend; thence N. 2 E. 186 feet; thence N. 3-30 W. 318 feet to bend; thence N. 6-20 W. 155 feet to bend; thence N. 25-10 W. 298 feet; thence N. 32-50 W. 695 feet to mouth of branch; thence down another branch S. 80 W. 132 feet to the bank of Saluda River; thence down the river as the line 1568 feet to small sycamore on bank of river and in old road leading to Grove Station; thence S. 87-45 E. 59 feet; thence S. 65 E. 159 feet; thence S. 62-45 E. 221 feet to pine tree at corner of 2.48 acres tract sold to Morton; thence with the line of Morton land, S. 78-30 E. 525.4 feet to stake; thence S. 53-30 E. 341.2 feet to peach tree; thence S. 48 W. 207.2 feet to stake; thence S. 39 E. 519.8 feet to stake at corner of property sold to Foster; thence with the line of the Foster property, N. 22 E. 209 feet; thence continuing with the Foster line, N. 88-25 E. 330 feet to the beginning corner."

Said premises being the identical land conveyed to the mortgagor by H. D. Hutchins and Ouida Hutchins by deed to be recorded.

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.

Handwritten signatures and notes at the bottom of the page, including names like Ollie Farnsworth, Dallas N. McDonald, and others, along with dates and other markings.