

FILED
GREENVILLE CO. S. C.

BOOK 683 PAGE 239

First Mortgage on Real Estate

JUL 2 11 55 AM 1956
MORTGAGE

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Charles Manley Hammett and
Byrd Lucius Hammett

(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 Ten Thousand and No/100 - - - - -

DOLLARS (\$10,000.00), with interest thereon from date at the rate of four & one-half (4½%) 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, being known and designated as the property of Byrd Lucius Hammett and Charles M. Hammett according to a plat by C. C. Jones and Associates April 6, 1956, recorded in Plat Book _____ at Page _____ in the R. M. C. Office and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin in the center of Keith Drive at the joint front corner of property of Smith and running thence with Smith line N. 61-18 E. 188.8 feet to an iron pin; thence continuing N. 61-18 E. 55.1 feet to an iron pin; thence S. 38-50 E. 219 feet to an iron pin; thence S. 51-10 W. 75 feet more or less to an iron pin in line of Ridenhour property; thence with the line of Ridenhour property the following metes and bounds, to-wit: N. 55-09 W. 80.7 feet to an iron pin; thence S. 79-55 W. 75.1 feet to an iron pin; S. 67-32 W. 158.6 feet more or less to an iron pin in the center of Keith Drive; thence with the center of said Keith Drive N. 18-43 W. 37.1 feet to an iron pin in the center of Keith Drive; thence continuing with said Keith Drive N. 7-18 W. 90 feet to beginning."

Being the same property conveyed to the mortgagors by deed recorded in Deed Book 441 at Page 87 and by deed 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.