

First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE CO. S. C.

JUL 7 11 04 AM 1955

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

H. S. FOWLER

(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

Five Thousand and No/100 - - - - -
DOLLARS (\$ 5000.00), with interest thereon from date at the rate of five (5%) 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, Cleveland Township, situate near River View, containing 61.75 acres, more or less, and being more particularly described as follows:

BEGINNING at a point in the center of Grissom Branch and the center of a dirt road and running thence with said branch as the line the traverse of which is as follows: N. 64 E. 26 feet; N. 23-30 W. 62 feet; S. 68 W. 71 feet; N. 64 W. 44 feet; N. 10 E. 64 feet; N. 18-30 E. 66 feet; N. 26-15 E. 65 feet; N. 88 E. 56 feet to a point at the center of a private road; thence with the center of said road as the line, the traverse of which is as follows: N. 29-30 E 54 feet, N. 8-30 W. 70 feet, N. 8-30 E. 42 feet, N. 12-30 E. 77 feet, N. 40-30 E. 116 feet, N. 11-30 E. 207 feet, N. 5-30 W. 215 feet, N. 9 E. 54 feet to a point in a road; thence N. 44 W. 492 feet to a red oak; thence N. 20 W. 976 feet; thence N. 70-10 E. 1077 feet; thence S. 25-30 E. 1189 feet, to a post oak (down); thence S. 31-52 W. 400.6 feet; thence S. 38 E. 723.4 feet to a oak; thence S. 52 E. 214.5 feet to a rock pile; thence S. 42-20 E. 93 feet to the center of Cox Creek Road; thence with the center of said road as the line the traverse of which is as follows: S. 51 W. 129 feet; S. 72 W. 149 feet; N. 85-45 W. 103 feet; S. 67 W. 286 feet; S. 67-45 W. 218 feet; N. 87-30 W. 246 feet; S. 65 W. 188 feet; S. 49 W. 156 feet; S. 64 W. 93 feet to the beginning corner.

Being the same property conveyed to the mortgagor by deed recorded in Deed Book 495 at Page 386.

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.