

SEP 15 11 15 AM 1956

First Mortgage on Real Estate

OLLIE FARNSWORTH
MORTGAGE R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

KATHRYN H. TAYLOR AND TROY A. TAYLOR (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 Thirteen Thousand Five Hundred and No/100 - - - - - DOLLARS (\$ 13,500.00), 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, lying on the northeastern side of New Buncombe Road near Greenville, being part of Lot No. 1 on a plat of the property of Walter L. Rogers, by Piedmont Engineering Service, March, 1946, recorded in Plat Book Q at Page 123, and being more particularly shown on a survey by J. Mac Richardson, May, 1956, and according to said survey having the following metes and bounds:

"BEGINNING at an iron pin on the northeastern side of New Buncombe Road at the front corner of Lots 1 and 2 and running thence with the line of Lot 2 N. 60-47 E. 351.6 feet to an iron pin; thence through Lot No. 1 N. 39-14 W. 121.6 feet to an iron pin; thence with the line of Lot No. 1 S. 60-05 W. 351.4 feet to an iron pin on the northeastern side of New Buncombe Road; thence along the northeastern side of said road S. 39-14 E. 117.3 feet to an iron pin, the beginning corner."

This being a portion of the property conveyed to the mortgagors by deed recorded in Deed Book 452 at Page 186.

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.