

MAY 13 11 44 AM 1963

First Mortgage on Real Estate

OLLIE FARNSWORTH
R.M.C.
MORTGAGESTATE OF SOUTH CAROLINA
COUNTY OF GREENVILLETO ALL WHOM THESE PRESENTS MAY CONCERN,
WARREN J. HUGHES AND LOUISE B. HUGHES

(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

--Eleven Thousand Five Hundred and No/100--
DOLLARS (\$ 11,500.00), with interest thereon from date at the rate of **Five & Three-Fourths** per centum per annum, said principal and interest to be repaid in monthly instalments of **Eighty and No/100** Dollars (\$80.00) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, 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, 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, shown as lots 189, 190, and the northern 10 feet of lot 188, and the southern 10 feet of lot 191, on plat of Marshall Forest recorded in the R.M.C. Office for Greenville County in Plat Book H at Pages 133 and 134, and having according to a recent survey by R. W. Dalton, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Byrd Boulevard, in the front line of lot 191, which pin is 473.8 feet in a southeasterly direction from the southeastern corner of the intersection of Byrd Boulevard and Club Drive, and running thence along the northeastern side of Byrd Boulevard, S. 23-48 E. 70 feet to pin in front line of lot 188; thence through lot 188, N. 66-12 E. 307.6 feet to pin on the southwestern side of a 10 foot reservation for pipes and poles; thence along the southwestern edge of the 10 foot reservation for pipes and poles, N. 39-22 W. 72.65 feet to iron pin in line of lot 191; thence through lot 191, S. 66-12 W. 288.1 feet to iron pin on the northeastern side of Byrd Boulevard, the point of beginning.

Being the same premises conveyed to the mortgagors by Helen P. Proser 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.