

BOOK 926 PAGE 276

First Mortgage on Real Estate

FILED GREENVILLE CO. S. C.

JUN 25 9 04 AM 1963

MORTGAGE

OLLIE FARNSWORTH R.M.C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CHARLES B. JONES AND SUSAN H. JONES

(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 Three Thousand and No/100

DOLLARS (\$ 3000.00), with interest thereon from date at the rate of six & one-half per centum per annum, said principal and interest to be repaid in monthly instalments of

Fifty and No/100 Dollars (\$ 50.00) 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 heroby 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 Chick Springs Township, on a public road also known as East Lee Road, being a portion of Tract No. 16 on plat of property of Warren Walker, dated November 1936, said tract being also known as a portion of Tract No. 3 on plat of Warren Walker property, dated August 3, 1936, and recorded in Plat Book I at Page 38, and being more particularly described as follows:

"BEGINNING at a stake in the public road referred to above, at the corner of Tract 17, and running thence with the line of said tract, N. 15 W. 398 feet to a stake; thence N. 54 E. 85 feet to a stake; thence S. 13 E. 407 feet to a stake in public road; thence with said public road, S. 70 W. 80 feet to the beginning."

Being the same property conveyed to the mortgagors by deed recorded in Deed Book 590 at Page 435 in the F.M.C. Office for Greenville County.

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.

MAID AND SENT BY THE DEED OFFICE AUGUST 22 1963

Douglas L. Turner Loan Officer

Peggy Franklin Susan J. Bringham

23 August 1963 Ollie Farnsworth

9:45 A.M. 1963