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BOOK 1132 PAGE 447

First Mortgage on Real Estate

OLLIE FARNSWORTH
R. M. C.
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, GARRETT R. BROWN and BETTY F. BROWN,
(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) in the sum of Twenty-One Thousand Three Hundred Fifty and No/100-----DOLLARS (\$ 21,350.00), ^{See Below}

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, 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, Paris Mountain Township, on the eastern side of Rhonda Court, formerly Marshall Court, being a portion of Lot 76 on plat of Casa Loma Estates recorded in Plat Book S at Page 65. According to a more recent survey made by Jones Engineering Service, June, 1969, the portion mortgaged is more fully described as follows:

BEGINNING at an iron pin at the joint rear corner of Lots 76 and 77 and running thence along the joint line of said lot, S 71-28 W 91 feet to an iron pin; thence with a new line through Lot 76, N 48-20 E 19.2 feet to an iron pin; thence continuing with a new line through said lot, N 56-17 E 76 feet to an iron pin; thence S 19-34 E 27.9 feet to an iron pin at the point of beginning.

It is understood by and between the parties that no additional advance was made for this mortgage and the consideration for this mortgage is the release of a similar tract of land from a mortgage given by the mortgagors to Fidelity Federal Savings & Loan Association in the original amount of \$21,350.00 and recorded in the RMC Office for Greenville County in Mortgage Book 1014, Page 641. The terms and conditions set forth in that mortgage are hereby incorporated into the present mortgage.

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.