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GREENVILLE, CO. S. C.

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BOOK 1194 PAGE 34

First Mortgage on Real Estate

OLLIE FARNSWORTH  
MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CLARENCE A. WEBER AND  
ALICE G. WEBER

(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 FIFTEEN THOUSAND AND NO/100 ----- (\$15,000.00) ----- DOLLARS (\$ 15,000.00 ), with interest thereon at the rate of seven & one/half per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 15 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

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 ~~the~~ <sup>those</sup> certain pieces, parcels or lots 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, on the south side of Fernwood Lane being known and designated as Lots 15, 16 and 17 on a plat of Cleveland Forest Subdivision by Dalton & Neves, Engineers, May 1940 recorded in the RMC Office for Greenville County in Plat Book K, pages 45, 46 and 47 and having, according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Fernwood Lane at joint front corner of Lots 14 and 15 and running thence with the southern side of Fernwood Lane, N. 45-44 E. 63.3 feet to an iron pin; thence still with said Lane, N. 55-44 E. 60.7 feet to an iron pin; thence still with said Lane, N. 68-04 E. 60.1 feet to an iron pin at joint front corner of Lot 17 and 18; thence with the joint line of said Lots S. 25-16 E. 146.2 feet to an iron pin; thence S. 64-44 W. 180 feet to an iron pin at joint rear corner of Lots 14 and 15; thence with the joint line of said lots, N. 25-16 W. 120 feet to the point of beginning.

ALSO: ALL that piece, parcel or lot of land adjoining Cleveland Forest Subdivision as shown on plat recorded in RMC Office for Greenville County in Plat Book M page 57 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin at the joint rear corner of Lots 17 and 18 of said subdivision and running thence S. 25-16 E. 5.3 feet, more or less, to a point; thence N. 64-55 E. 73 feet, more or less, to an iron pin; thence S. 19-30 E. 185.2 feet to a cedar post; thence N. 80-22 W. 288 feet, more or less, to a point; thence N. 25-16 W. 71 feet, more or less, to an iron pin at the joint rear corner of Lots 14 and 15 of said subdivision; thence with the rear line of Lots 15, 16 and 17 of said subdivision N. 64-44 E. 180 feet to an iron pin, the point of beginning.

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.