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GREENVILLE, CO. S. C.

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BOOK 1201 PAGE 373

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS-MAY CONCERN: JEFF R. RICHARDSON, JR.

(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 ONE HUNDRED TWENTY SEVEN THOUSAND and no/100----- DOLLARS (\$ 127,000.00), with interest thereon at the rate of eight and 1/2 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 three (3) 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 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 Town of Mauldin, on the Southwestern side of Old Laurens Road, being shown and designated as 32.66 acres, more or less, on a Plat of the property of Nannie, Effie, Nettie and Kate Thomason, made by C. O. Riddle, Surveyor, dated December 1967, recorded in the RMC Office for Greenville County, S. C. in Plat Book UUU, Page 13 (excluding a small triangular strip conveyed by the Mortgagor herein to John C. Kemp and Betty L. Kemp), and known as all Lots in Meadowood Subdivision made by C. O. Riddle, Surveyor, recorded in the RMC Office for Greenville County, S. C. in Plat Book 4N, Page 25, and having according to the last mentioned Plat, the following metes and bounds, to wit:

BEGINNING at a point on the Southwestern side of Old Laurens Road at the corner of property now or formerly owned by Sarah C. Hill and running thence along the line of said property and property now or formerly owned by Mrs. B. E. Greer, S. 48-08 W., 1370.9 feet to an iron pin; thence along the line of property owned by William M. Nalley, N. 35-14 W., 369 feet to a point; thence along the line of property owned by J. H. Blakely, N. 35-17 W., 453.9 feet to an iron pin; thence continuing along the line of Blakely, S. 39-35 W., 196.7 feet to an iron pin; thence along the line of a small triangular strip conveyed by the Mortgagor herein to John C. Kemp and Betty L. Kemp, N. 69-58 W., crossing a branch, 91.06 feet to an iron pin; thence with said branch as the line and along the line of Cedar Terrace Subdivision and running in a Northeasterly direction approximately 600 feet to an iron pin in or near said branch in the line of Pine Valley Estates Subdivision; thence leaving said branch and running along said line, N. 40-24 E., 536.8 feet to an iron pin; thence continuing along the line of said property, N. 61-40 E., 615.9 feet to an iron pin; thence along the line of property (See Page 4 on reverse side for continuation)

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.