

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.
MORTGAGE

BOOK 1214 PAGE 353

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. H. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Joseph M. Farry and

Betty B. Farry

(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 Forty-Five Thousand and No/100----- DOLLARS

(\$ 45,000.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 20 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, on the westerly side of Crestwood Drive, being shown and designated as 7.4 acres on Plat of "Property of W.C. Dill" prepared by Pickell & Pickell, Engineers, dated November 13, 1947, and being more particularly described as follows:

Beginning at a point in the center of Crestwood Drive, being the north-eastern corner of said tract and the joint corner of said tract and property now or formerly of Childress, and running thence along the center of Crestwood Drive S. 16-50 W. 141 feet to a point; thence S. 20-40 W. 203 feet to a point; thence S. 23-22 W. 166.5 feet to a point; thence S. 17-51 W. 108 feet to a point; thence turning and running along a common boundary of the tract mortgaged herein and property now or formerly of Hinson N. 37-30 W. 841 feet to an iron pin; thence turning and running N. 31-50 E. 322 feet to an iron pin; thence turning and running along a common boundary of the tract mortgaged herein and property now or formerly of Childress S. 57-05 E. 662.5 feet to point of beginning, subject, however, to right-of-way of Crestwood Drive along the easterly boundary of said tract.

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.