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OLLIE FARNSWORTH
R. M. C.

BOOK 897 PAGE 487

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Helen S. Epting Raines

(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 **Seven Thousand Five Hundred and no/100-----** DOLLARS (\$ **7,500.00-----**), with interest thereon at the rate of **Six (6%)** 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 **8** 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, **Greenville Township** being known and designated as a portion of Tract F as shown on plat of the lands of the Sinking Fund Commission, District 17-A, recorded in the office of R. M. C. for Greenville County in Plat Book H at page 219, and being more particularly described as follows:

BEGINNING at an iron pin on the Northwestern side of Webster Road, which pin is 888.4 feet in a Southwesterly direction from the Laurens Road, and running thence with Webster Road, S. 50-30 W. 75 feet to an iron pin; thence N. 39-40 W. 215.5 feet to an iron pin; thence N. 39-38 E. 50 feet to an iron pin; thence S. 47-03 E. 227 feet to the beginning corner.

Being the same property conveyed to Mortgagor by deed book 313 at page 71.

ALSO all that other property situate at the Northeastern corner of the intersection of Webster Road and Skyland Drive (formerly Bates Avenue) being shown as Lot 14, Block R, page 198, on County Block Book and having according to survey made by Pickell & Pickell on October 6, 1951, the following metes and bounds:

BEGINNING at an iron pin at the Northeastern corner of Webster Road and Skyland Drive (formerly Bates Avenue) and running thence along Skyland Drive, N. 47-28 W. 174 feet to an iron pin; thence N. 39-38 E. 100.5 feet to an iron pin; thence S. 39-40 E. 192.3 feet to an iron pin on Webster Road; thence with the Northern side of Webster Road, S. 50-30 W. 75 feet to the point of beginning.

Being the same property conveyed to Mortgagor by deed book 449 at page 491.

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.