

GREENVILLE 00880

MAR 20 4 00 PM '70

AMM

COUNTY CLERK

BOOK 1150 PAGE 529

First Mortgage on Real Estate

OLLIE FARNSWORTH
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. Alvin Gilreath

(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 Thousand and No/100----- DOLLARS (\$40,000.00---), with interest thereon at the rate of ----- percent 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 twenty 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, City of Greenville, on the southwestern side of Wembly Road and the southeastern side of Henderson Road, being shown as Lot #1 on plat of Section F of Gower Estates, prepared by Campbell & Webb Surveying & Mapping, November 1965, recorded in the RMC Office for Greenville County in Plat Book JJJ at page 99, and having the following metes and bounds:

Beginning at an iron pin on the southwestern side of Wembly Road at the joint front corner of Lots 1 and 2; thence along line of Lot 2, S 48-48 W 181.9 feet to an iron pin; thence N 26-50 W 266.5 feet to an iron pin on the southeastern side of Henderson Road; thence along Henderson Road, N 66-52 E 150.8 feet to an iron pin; thence with the curve of Henderson and Wembly Roads (chord being S 69-56 E 36.4 feet to an iron pin on the southwestern side of Wembly Road) thence along Wembly Road, S 26-39 E 185.7 feet to the beginning.

This property is subject to all restrictions, setback lines, roadways, easements and rights of way of record affecting this property, especially a 10-foot drainage easement each side of the creek and five feet utility and drainage easement along the rear line if necessary.

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.

In Modification and Assumption Agreement see B. & M. Book 1150 Page 366