

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE NOV 16 8 33 AM 1948

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, James T. Pearce (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) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Twelve Thousand and No/100- - - - - DOLLARS (\$ 12,000.00), with interest thereon from date at the rate of Six (6%) - - - - per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

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 Greenville Township, at the Southeast intersection of Country Club Drive (formerly Park Drive) and Ridgeview Drive in the City of Greenville, being shown as lots # 12 and 13 on Plat of Park Heights, recorded in Plat Book "L" at Page 109, and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the Southeast corner of the intersection of Park Drive and Ridgeview Drive, and running thence with the east side of Ridgeview Drive, S. 9-19 W. 42.2 feet to iron pin; thence continuing with Ridgeview Drive, S. 12-00 W. 78.2 feet to iron pin; thence continuing with Ridgeview Drive in a Southwesterly direction along Ridgeview Drive in a Southwesterly direction along a curved line to an iron pin (the chord of which is S. 29-10 W. 67.3 feet); thence continuing along a curved line along Ridgeview Drive in a Southwesterly direction to an iron pin (the chord of which is S. 51-06 W. 78.6 feet); thence N. 65-10 E. 367.4 feet to iron pin at joint corner of lots # 13 and 14; thence with line of lot # 14, N. 25-28 W. 49 feet to iron pin on South side of Park Drive; thence along the South side of Park Drive in a Westerly direction to an iron pin at joint corner of lots # 12 and 13, the chord of which is N. 86-44 W. 88.4 feet; thence continuing with the South side of Park Drive, N. 78-44 W. 108 feet to the beginning corner."

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.

PAID AND SATISFIED IN FULL
THIS 30 DAY OF Oct. 19 52
FIDELITY FEDERAL SAVINGS & LOAN ASSO

BY M. W. Hames Jr
President

WITNESS:
Jane B. Eads
Ruth Haywood

RECORDED
INDEXED
NOV 16 1948
FIDELITY FEDERAL SAVINGS & LOAN ASSO