

FEB 15 11 30 AM 1949

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

OLLIE FARNSWORTH R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: KATHARINE EDWARDS

(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 Two Thousand Five Hundred - - - - - DOLLARS (\$ 2,500.00), with interest thereon from date at the rate of five 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, near the City of Greenville, on the South side of Woodville Avenue and shown as the Eastern portion of Lot 112 on Plat No. 3 of property of Overbrook Land Company and Woodville Investment Company made by R. E. Dalton, Engineer, January 1924, recorded in the R. M. C. Office for Greenville County, in Plat Book F at pages 217 and 218, and having, according to a survey made by Pickell & Pickell, Engineers, October 23, 1945, the following metes and bounds, to wit:

"Beginning at an iron pin on the South side of Woodville Avenue in the front line of Lot 112, said pin being 309 feet in a Southeasterly direction from the intersection of Woodville Avenue and Overbrook Road and running thence along the south side of Woodville Avenue, S. 49-10 E. 66 feet to an iron pin on Woodville Avenue at joint front corner of Lots 112 and 113; thence with line of Lot 113, S. 28-43 W. 110 feet to an iron pin in the rear line of Lot 106; thence with the rear line of Lot 106, N. 70-43 W. 51.3 feet to an iron pin; thence along the rear line of Lot 107, N. 33-08 W. 28 feet to an iron pin in the rear line of Lot 112; thence through Lot 112, N. 34-30 E. 118.5 feet to an iron pin on the South side of Woodville Avenue, the beginning corner."

This being the same property conveyed to the mortgagor by deed of Maude W. Godfrey and Azalea Godfrey Carson, dated the 15th day of February 1949.

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.