

USL—First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE CO. S. C. FEB 24 11 48 AM 1950

OLLIE FARNSWORTH R.M.C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Nelle C. Wilbanks

(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 Thirty-Four Hundred and No/100- - - - - DOLLARS (\$ 3400.00 ), with interest thereon from date at the rate of Five (5%) - - 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 the City of Greenville, on the Southern side of Russell Avenue, and being known and designated as lot No. T-15 as shown on plat of the property of C. H. Talley, recorded in the Office of R.M.C. for Greenville County in Plat Book H, at Page 116, and being more particularly described, according to said plat, as follows:

"BEGINNING at an iron pin on the Southern side of Russell Avenue, joint front corner of lots Nos. T-14 and T-15, which point is 250 feet East on intersection of Russell Avenue and Bennett Street, and running thence S. 19-21 W. 114 feet to an iron pin; thence S. 70-30 E. 48.5 feet to an iron pin; thence N. 19-21 E. 114 feet to an iron pin on the Southern side of Russell Avenue; thence with Russell Avenue, N. 70-30 W. 48.1 feet to the beginning corner."

Said premises being the same inherited by the mortgagor and June Wilbanks Rumler from C. L. Wilbanks, as will more fully appear by reference to Apartment 507, File 13, in the office of the Probate Judge for Greenville County; the interest of the said June Wilbanks Rumler having been conveyed to the mortgagor by deed dated January 6, 1947, recorded in Volume 306 at Page 104.

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.

7th Nov 50 Elizabeth Nicoll Estha W. Elder Ruth J. Whitlock

7th Nov 50 Ollie Farnsworth 1145 a. 27025