

FHA Form No. 2175 m
(For use under Sections 203-608)
(Revised February 1950)

OCT 25 5 04 PM 1950

MORTGAGE

R. M. C.

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, A. H. Ayers, Individually and as Trustee, of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

Fidelity Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Fifty-nine Hundred and No/100 - Dollars (\$ 5,900.00), with interest from date at the rate of four & one-quarter per centum (4 1/4 %) per annum until paid, said principal and interest being payable at the office of Fidelity Federal Savings & Loan Ass'n in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of Thirty-six and 58/100 - - - - - Dollars (\$ 36.58), commencing on the first day of November, 19 50, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of October, 19 70.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina: being known and designated as Lot No. 13 as shown on a Plat of McCullough Heights, recorded in Plat Book E at Page 95, and being more particularly described according to a recent survey of J. C. Hill August 30, 1950 as follows:

BEGINNING at an iron pin on the Northern side of Bentwood Street, joint corner of Lots Nos. 13 and 17, which pin is 185.7 feet Southeast of the intersection of Bentwood Street and Donnybrook Avenue, and running thence with Bentwood Street, S. 58-20 E. 70 feet to an iron pin at the joint front corner of Lots Nos. 12 and 13; thence with the joint line of said lots, N. 32-30 E. 286.3 feet to an iron pin in a 15-foot alley; thence with said alley, N. 58-27 W. 70 feet to an iron pin, joint corner of Lots Nos. 13 and 14; thence along the rear line of Lots Nos. 14, 15, 16 and 17, S. 32-30 W. 285.8 feet to the beginning corner.

Said premises being the same conveyed to the mortgagor by E. Inman, Master, by deed dated May 20, 1950, recorded in Book of Deeds 410 at Page 269. See Declaration of Trust to be recorded herewith.

ALSO, One 30-gallon automatic electric water heater and one floor furnace, it being the intention of the parties hereto that said chattels shall constitute a part of the real estate.

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 equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the