

USL—First Mortgage on Real Estate

JAN 16 11 11 AM 1951

MORTGAGE

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Mary L. Taber, Evelyn Taber and Ollie Taber

(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 Twenty-Six Hundred Fifty and No/100- - - - - DOLLARS (\$2650.00), 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~~ ^{those} 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 Gantt Township, being described as follows, to-wit:

Tract No. 1, containing approximately 2.83 acres:

"BEGINNING at an iron pin on the West side of Old Piedmont Highway at edge of right-of-way of Southern Bell Telephone and Telegraph Company, at corner of tract conveyed by T.E. Taber to James S. Cummings, and running thence along the line of said tract, S. 70-30 W. 227.5 feet to an iron pin on the right-of-way of the P & N Railway; thence along the right-of-way of said Railroad, N. 12-27 W. 517.4 feet to an iron pin, corner of property now or formerly belonging to Ella F. Mackey; thence along the line of that property N. 64-20 E. 258.2 feet to an iron pin on the right-of-way of Southern Bell Telephone & Telegraph Company, and at the edge of the Old Piedmont Highway; thence along the line of said right-of-way and along said highway, S. 10-36 E. 326.5 feet to an iron pin; thence continuing with said highway and right-of-way, S. 9-00 E. 212.5 feet to the beginning corner."

TRACT No. 2 containing approximately 2 acres:

"BEGINNING at an intersection of the Old Piedmont Road with a community road, the line of Taber property, thence up the Piedmont Road, N. 11-30 W. 285 feet to iron pin; thence S. 67-45 W. 307 feet to the right-of-way of the P & N Railway; thence with the said Railway, S. 13 E. 300 feet to the community road; thence with said road, N. 67-30 E. 112 feet to a bend; thence N. 66-30 E. 194 feet to the middle of the Old Piedmont Road, the beginning corner. Being the same premises conveyed to mortgagors by T. E. Taber by deed dated September 18, 1941, recorded in Volume 237 at Page 250."

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.