

BOOK 499 PAGE 586

USL—First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MAY 24 2 44 PM 1931

TO ALL WHOM THESE PRESENTS MAY CONCERN:
I, Clarence C. Coleman, Jr.

OLLIE FAIRBANKS
R.M.S.

(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 Seven Thousand and No/100- - - - -

DOLLARS (\$ 7000.00), 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 Paris Mountain Township, on the New Buncombe Road, at the Northwest corner of said road and Mt. Pleasant Avenue, in San Souci Heights Subdivision, about three miles North of the City of Greenville, being shown and designated as lot 18 on plat of said subdivision, recorded in Plat Book W at Page 155, and described as follows:

"BEGINNING at an iron pin on the Right-of-Way of the S. C. Highway Department on the New Buncombe Road, said pin being the joint front corner of lots 18 and 19; thence along said right-of-way, S. 39-10 E. 70 feet to an iron pin on the northern edge of a 3 foot sidewalk; running along Mt. Pleasant Avenue; thence along the Northern edge of said sidewalk, S. 50-50 W. 150 feet to an iron pin, joint corner of lots 18 and 32; thence along the Eastern line of lot 32, N. 39-10 W. 70 feet to iron pin, joint rear corner of lots 18 and 19; thence along the south side of lot 19, N. 50-50 E. 150 feet to an iron pin, the beginning corner. Being the same premises conveyed to the mortgagor by Ben F. Perry by deed recorded in Volume 434 at Page 189."

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.

9 Oct. 31
Elizabeth McCall
Jane S. ...
Margaret ...

9 Oct. 31
Ollie Fairbanks
23233