

USL—First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Carl W. Martin

(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 One Thousand and No/100- - - - - DOLLARS (\$ 1000.00), 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, Chick Springs Township, originally containing 10 acres, more or less, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the corner of "B" Street and Raines Avenue, and running thence along "B" Street, N. 46 1/2 E. 230 feet to an iron pin; thence along said "B" Street, N. 1 1/2 E. 255 feet to a n iron pin; thence N. 42 W. 200 feet to iron pin; thence N. 28 W. 700 feet to an iron pin on "A" Street; thence along "A" Street, S. 42 1/2 W. 420 feet to iron pin at corner of "A" Street and Raines Avenue; thence along Raines Avenue, S. 28 E. 700 feet to an iron pin; thence along Raines Avenue, S. 42 E. 360 feet to the beginning corner."

Being the same property conveyed to the mortgagor by two separate deeds recorded in Volume 216 at Page 257 and Volume 246 at Page 407.

LESS, HOWEVER, a tract of land conveyed to Anderson by deed recorded in Book of Deeds 219 at Page 284, and another to Hudson by deed recorded in Book of Deeds 243 at Page 286.

Handwritten notes:
said in case satisfied and cancelled this 15th day of June, 1953 -
G.E. [Signature]
James P. Mann

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.