

USL—First Mortgage on Real Estate

FILED  
GREENVILLE CO. S. C.**MORTGAGE**

MAR 23 9 02 AM 1953

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }JULIE FARRINGTON  
R.M.C.TO ALL WHOM THESE PRESENTS MAY CONCERN:  
I, William Hawkins

(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, in Chick Springs Township, containing 3 acres, more or less, being composed of two tracts which are more particularly described as follows:

"Lot # 11 as shown on plat of property of Central Realty Corporation, recorded in Plat Book K at Page 143, and being more particularly described according to said plat as follows:

"BEGINNING at the joint front corner of lots 10 and 11, and running thence S. 46-50 W. 282.4 feet to a point, at joint rear corner of lots 10 and 11; thence S. 71-40 E. 317 feet to a point; thence N. 18-25 E. 164.5 feet to stone; thence N. 46-50 W. 201.3 feet to the point of beginning. Except HOWEVER, a 20 foot strip along the front line of lot 11 described as follows:

"BEGINNING at a point at the joint front corner of lots 10 and 11 and running thence S. 46-50 W. 20 feet; thence S. 46-50 E. approximately 210 feet to a point; thence N. 18-25 E. 20 feet to a point; thence N. 56-50 W. 201.3 feet to the point of beginning. Being the same premises conveyed to the mortgagor by Central Realty Corporation by deed recorded in Book of Deeds 249 at Page 329.

"ALSO, Tract adjoining the above described tract being more particularly described as follows:

"BEGINNING at a stone at the Northeast corner of a cottonhouse, and running thence with line of property now or formerly of Flynn, S. 30 W. 4.74 chains to an iron pin; thence N. 70-3/4 W. 3.20 chains to iron pin in a cleared field, corner of property now or formerly of Josephus Goodwin; thence N. 30 E. 4.74 chains to iron pin on property now or formerly of Goodwin Bridwell; thence S. 70-3/4 E. 3.17 chains to beginning, according to a survey of J. Earl Freeman dated November 14, 1936. Being the same premises conveyed to the mortgagor by B. F. Goodwin by deed recorded in Book of Deeds 191 at Page 122."

The two parcels above described are shown on the County Block Book as lots Nos. 13 and 14, Block I of Sheet T-26.

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.