

USL—First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE CO. S. C. APR 28 3 59 PM 1953

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Mills F. Steele and Walter Denson Johnson (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 Eighty-Six Hundred Fifty and No/100- - - - - DOLLARS (\$ 8650.00), with interest thereon from date at the rate of five (5%) 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, on the Eastern side of Pettigru Street, in the City of Greenville, and being known and designated as Lot No. 140 of Block H. as shown on map of East Park, Boyce's Addition, recorded in Plat Book A at Page 383, and being more particularly described according to said plat as follows:

"BEGINNING at an iron pin on the eastern side of Pettigru Street, joint front corner of Lots Nos. 139 and 140, and running thence in an easterly direction 171.5 feet to an iron pin; thence in a southerly direction 90 feet to an iron pin in line of Lot No. 141; thence with joint line of Lots Nos. 140 and 141 in a westerly direction 175 feet to iron pin on the eastern side of Pettigru Street, joint front corner of Lots Nos. 140 and 141; thence with the eastern side of Pettigru Street 60 feet to the beginning corner." Being the same property conveyed to the Mortgagors by John Butler Justice by deed of even date to be recorded herewith.

Also, All that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, about 6 miles West of the City of Greenville, on Saluda River, being known and designated as lots 8 and 9 on plat of land of F. B. Massingale, made by J. Coke Smith, November, 1945, containing 5.08 acres, more or less, and having the following metes and bounds, to-wit;

"BEGINNING at a stake in County road, at corner of lot 7 and running thence with line of lot 7, N. 67-18 W. 417 feet to Saluda River; thence in a Southerly direction with the meanderings of Saluda River 416 feet to stake at corner of lot 10; thence with line of lot 10, N. 69-30 E. 566 feet to stake in County road; thence with said road N. 81-00 W. 119.5 to bend in road; thence still with said road, N. 30-25 W. 94.4 feet to the beginning corner." Being the same property conveyed by deeds recorded in Volume 310 at Page 282, and in Volume 359 at Page 467.

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.