

FHA Form No. 3125 (Rev. February 1953)

FILED GREENVILLE S.C. JAN 8 8 47 AM 1954

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

To ALL WHOM THESE PRESENTS MAY CONCERN:
We, Paul D. Carswell and Joan R. Carswell
Greenville, South Carolina

of
, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto
Fidelity Federal Savings & Loan Association

, a corporation organized and existing under the laws of United States of America, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Eight Thousand and No/100 Dollars (\$8000.00), with interest from date at the rate of Four & One-half per centum (.42%), per annum until paid, said principal and interest being payable at the office of Fidelity Federal Savings & Loan Association in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of Fifty and 64/100 Dollars (\$ 50.64), commencing on the first day of February, 19 54, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of January, 19 74.

Now, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina: in Gantt Township, being known and designated as Lot No. 31, on plat of property of Woodfields, Inc. recorded in Plat Book S at Page 7, and according to a more recent survey prepared by R. W. Dalton on December 22, 1953, is described as follows:

BEGINNING at an iron pin 270 feet from the intersection of Ridgeway Drive, and Glenwood Lane, at the joint front corner of lots 30 and 31, and running thence S. 45-51 E. 200 feet to an iron pin at corner of lot 57; thence along the line of lot 57, N. 48-49 E. 70.2 feet to iron pin, corner of lot 32; thence with line of said lot, N. 45-51 W. 205.6 feet to iron pin on the Southeast side of Ridgeway Drive; thence with the Southeast side of Ridgeway Drive, S. 44-09 W. 70 feet to the beginning corner

Being the same premises conveyed to the mortgagors by Betty J. Boughton by deed to be recorded.

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 equipment now or hereafter attached to or used in connection with the real estate herein described.

To HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the