

First Mortgage on Real Estate

MORTGAGE FILED GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OCT 19 4 43 PM 1954

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Willie Frank Durham and Laura Ora Durham

ELLIE FARNSWORTH

(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

Four Thousand and No/100 - - - -
DOLLARS (\$4000.00), 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, known and designated as Lot No. 113 of Section "B" on plat of property of City View recorded in Plat Book "A" at Page 460-461, and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the eastern side of McDade Street joint front corner of Lots Nos. 112 and 113 and running thence S. 89 1/2 E. 150 feet to an iron pin on an alley; thence with said alley N. 1/2 E. 50 feet to an iron pin joint rear corner of Lots 113 and 114; thence with the line of Lot 114 N. 89 1/2 W. 150 feet to an iron pin on the eastern side of McDade Street; thence with said street S. 1/2 W. 50 feet, the beginning corner."

Being the same conveyed to mortgagors by deed recorded in Deed Book 245 at Page 289.

ALSO: All that piece, parcel or lot of land lying and being in Greenville Township, Greenville County, State of South Carolina, bounded on the east by lands now or formerly of Horace H. Willis and Alice M. Willis and lands of C. W. Gosnell and having the following courses and distances, metes and bounds, according to plat of survey made by W. J. Riddle in February, 1943:

"BEGINNING at a stone, corner of lands of C. W. Gosnell, being known as church lands, and running thence S. 12-25 E. 405.5 feet to an iron pin at corner of lands of property known as Willis property; thence along their line S. 4-15 W. 137.5 feet to an iron pin on eastern side of Willis Avenue (formerly known as Gentry Street); thence along Willis Avenue N. 9-45 W. 294 feet to an iron pin on the western side of Willis Avenue; thence along Willis Avenue N. 7-30 E. 127.8 feet to an iron pin in the center of said street, corner of property heretofore referred to on church lands; thence along the line of same, N. 59-30 E. 99.4 feet to beginning corner, containing 1.06 acres, more or less."

Being the same property conveyed to the mortgagors by deed recorded in Deed Book 296, at Page 90.

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.

RECORDED AND CANCELLED BY RECORDS
DAY OF
M. M. C. REC. GREENVILLE COUNTY, S. C.
AT O'CLOCK
SATISFACTION TO THIS MORTGAGE
SATISFACTION BOOK