

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JAN 13 11 50 AM 1955

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

We, Charles F. Burns and Deskoe S. (hereinafter referred to as Mortgagor) SEND(S) GREETING:
Burns

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 Six Hundred and No/100 - - - - -

DOLLARS (\$600.00), 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, on the western side of Catherine Avenue near the City of Greenville, being the front one-half of Lot 15 as shown on plat of Pine Crest Farms recorded in Plat Book "J" at Page 47, and described as follows:

Avenue

"BEGINNING at a stake on the western side of Catherine/109 feet north from Pine Crest Drive at corner of Lot 16 and running thence with the line of said lot S. 86-35 W. 104 feet to a stake; thence N. 0-38 W. 104.5 feet to a stake in line of Lot 14; thence with the line of said lot S. 86-35 E. 104 feet to Catherine Avenue; thence with the western side of said avenue S. 0-38 E. 109 feet to the beginning corner."

Subject, however, to the right-of-way 12 feet in width on the northern side of said lot reserved to J. R. Taylor and Ann M. Taylor for egress and ingress by deed recorded in Deed Book 457 at Page 78.

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.