

FILED GREENVILLE CO. S.C.

FEB 1 11 33 AM 1955

MORTGAGE

LILLIE FAIRBANKS
R.M.C.

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MULBERRY CORPORATION

(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 SIXTY FIVE HUNDRED & NO/100 ----- DOLLARS (\$ 6500.00), with interest thereon from date at the rate of five 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 Rutherford Street in the City of Greenville and having, according to the plat of the property of Mulberry Corporation by Piedmont Engineering Service, dated January 1955, the following metes and bounds:

BEGINNING at a stake on the Western side of Rutherford Street, said tract being 50.6 feet South of Goodwin Street and running thence S. 70-46 W. 99.4 feet to a point on the Western side of an alley which terminates on the Northern line of the lot herein mortgaged; thence S. 5-09 E. 50.7 feet to a point; thence along line of property of Mrs. Keese this date conveyed to the Mortgagor, N. 70-36 E. 96.1 feet to point on the Western side of Rutherford Street; thence along Rutherford Street N. 0-35 W. 50 feet to the beginning corner, together with any and all right of the Mortgagor to ingress and egress over the aforesaid mentioned alley running from the Northern rear of said lot to Goodwin Street.

This being the same lot conveyed to the Mortgagor by deed of John P. Batson of even date and to be recorded herewith.

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.

Handwritten signatures and notes at the bottom of the page, including names like "John P. Batson" and "Lillie Fairbanks".