

First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE CO. S. C.

MAR 13 4 17 PM 1956

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

C. J. 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 Thirty-seven Hundred and No/100 - - - -
DOLLARS (\$ 3700.00), 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, Bates Township, on the west side of Tubbs Mountain Road, being shown and designated as the northern one-half of Lot 48 on plat of the Love Estates, recorded in Plat Book I at Pages 111 and 112, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the western side of Tubbs Mountain Road at the joint front corner of Lots Nos. 49 and 48, and running thence with the line of Lot No. 49 N. 88 W. 226 feet to iron pin; thence S. 2 W. 81½ feet to iron pin corner of lot now or formerly owned by Mrs. Mae Shelton; thence with the line of the Shelton lot in a northeasterly direction 235 feet, more or less, to an iron pin at the center point of the front line of Lot No. 48; thence with the western side of Tubbs Mountain Road N. 6-33 E. 50 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by deed recorded in Deed Book 296 at Page 141, and by deed recorded in Deed Book 491 at Page 370.

ALSO: All that other lot of land adjacent to the above lot and being shown as Lot No. 49 on the plat first above mentioned and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin on the western side of Tubbs Mountain Road at the joint front corner of Lots 48 and 49 and running thence with the line of Lot No. 48 N. 88-W. 226 feet to an iron pin; thence N. 2 E. 100 feet to an iron pin corner of Lot 50; thence with the line of Lot 50 S. 88 E. 212 feet to an iron pin on Tubbs Mountain Road; thence with the western side of said road S. 6-33 W. 100 feet to the point of beginning.

Being the same premises conveyed to the mortgagor by deed of W. T. Watson 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.