

First Mortgage on Real Estate

OCT 27 10 21 AM 1950

MORTGAGE

ELLIE FARRINGTON  
R.M.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Brownlow Capps (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 FIVE THOUSAND NINE HUNDRED AND NO/100-----

DOLLARS (\$ 5,900.00----- ), 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, in Paris Mountain Township, being known and designated as Lots Nos. 20 and 21 as shown on a revised plat of the Farr Estates recorded in Plat Book "L" at Page 31, and being more particularly described according to said plat as follows:

BEGINNING at a point on the Northwest side of Putman Road, Joint front corner of lots Nos. 21 and 22, which point is 459.3 feet from the intersection of Putman Road and Cedar Lane Road, and running thence with joint line of said lots, N. 40 W. 333.2 feet to the joint rear corner of said lots in line of Lot No. 4; thence along rear line of Lots Nos. 21 and 20, and line of Lot No. 4, N. 46-30 E. 242.7 feet to pin in line of Lot No. 19; thence along line of Lot No. 19, S. 31 E. 396 feet to a pin on the Northwest side of Putman Road; thence with said road, S. 78-15 W. 89 feet to a bend; thence continuing with said road, S. 56 W. 100 feet to a pin; thence S. 49-30 W. 11 feet to the beginning corner.

Being the same premises conveyed to the mortgagor by W. H. McCrary by deed dated August 29, 1947, recorded in Volume 319 at page 113.

ALSO: All that certain piece, parcel or lot of land on the Southern side of Poe Street, near the City of Greenville, and being shown and designated as lot #10, Section 3, on a plat of the Monaghan Mill Village, recorded in Plat Book S at pages 179-181, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the South side of Poe Street, at the joint front corner of Lots 9 and 10, and running thence with the line of Lot 9, S. 10-42 W. 94.6 feet to a pin on a 15 foot alley; thence with said alley, N. 79-06 W. 75 feet to an iron pin, corner of lot #11; thence with the line of lot #11, N. 10-42 E. 94.4 feet to an iron pin on Poe Street; thence with the Southern side of Poe Street, S. 79-06 E. 75 feet to the point of beginning.

Said premises being the same conveyed to grantor by deed recorded in Deed Book 470 at page 314.

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.