

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. D. Hill

(hereinafter referred to as Mortgagor)

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 Twenty-Five Hundred and No/100 DOLLARS (\$2500.00), 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 Greenville Township, on the Southeast side of Charles Street, near the City of Greenville, being known and designated as lot # 26 on Plat of Property of L. A. Mosley, made by Dalton & Neves, Engineers, in 1940 recorded in Plat Book "J" at Page 239, and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Southeast side of Charles Street, at the joint front corner of lots # 25 and 26, said pin also being 329.9 feet in a Southwesterly direction from the point where the Southeast side of Charles Street intersects with the Southwest side of Newland Avenue, and running thence with line of lot # 25, S. 46-45 E. 216.2 feet to iron pin; thence S. 32-25 W. 61.2 feet to an iron pin, corner of lot # 27; thence with line of lot # 27, N. 46-45 W. 227.7 feet to iron pin on Charles Street; thence with Charles Street, N. 43-15 E. 60 feet to the beginning corner. Said premises being the same conveyed to the mortgagor by deed recorded in Book of Deeds 262 at Page 157."

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.

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sub. 2840

26 January 1949
Bestrice, N. Nash
W. B. Leslie
M. Zill