

JUN 30 3 21 PM 1949

OBL—FIRST MORTGAGE ON REAL ESTATE

## MORTGAGE

OLLIE FARNSWORTH  
R. M. C.STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. R. Mauldin

(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 THIRTEEN THOUSAND & No/100

DOLLARS (\$ 13,000.00 ), with interest thereon from date at the rate of Five (5%) - - - 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, known and designated as lots Nos. 36, 38 and 40 on Plat of Property of Edgar C. Waldron, recorded in Plat Book B at Page 171, and described as follows:

"LOT NO. 36: BEGINNING at an iron pin on the West side of Selma Street at the joint front corner of lots Nos. 36 and 37, and running thence with line of lot No. 37, S. 86-04 W. 150 feet to an iron pin in line of lot No. 61; thence with the line of lot No. 61, N. 3-56 W. 34.8 feet to an iron pin on the South side of Fair Street; thence with the South side of Fair Street, N. 54-17 E. 177 feet to iron pin at intersection of Fair and Selma Streets; thence with the West side of Selma Street, S. 3-56 E. 128.5 feet to the point of beginning."

"LOT NO. 38: BEGINNING at an iron pin on the West side of Selma Street at the joint front corner of lots Nos. 38 and 39, and running thence with the line of lot No. 39, S. 86-04 W. 150 feet to an iron pin at rear corner of lot No. 61; thence with the rear line of lot No. 61, N. 3-56 W. 50 feet to an iron pin, corner of lot No. 37; thence with the line of lot No. 37, N. 86-04 E. 150 feet to an iron pin on the West side of Selma Street; thence with the Western side of Selma Street, S. 3-56 E. 50 feet to the point of beginning."

"LOT NO. 40: BEGINNING at an iron pin on the West side of Selma Street at the joint front corner of lots Nos. 40 and 51, and running thence with the line of lot No. 41, S. 86-04 W. 150 feet to an iron pin at rear corner of lot No. 59; thence with the rear line of lot No. 59, N. 3-56 W. 50 feet to an iron pin, corner of lot No. 39; thence with the line of lot No. 39, N. 86-04 E. 150 feet to an iron pin on the West side of Selma Street; thence with the Western side of Selma Street, S. 3-56 E. 50 feet to the point of beginning."

Said premises being the same conveyed to the mortgagor by deed recorded in Book of Deeds 382 at Page 333.

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.

PAID AND SACRIFICED BY NONE

THIS 15 DAY OF Jan. 1952

BY Elizabeth Nicole

WITNESS:

Jane B. Earle

Betty Haywood

RECORDED AND CANCELLED BY BOOKS

21 DAY OF Jan. 1952

Ollie Farnsworth

R. M. C. FOR GREENVILLE CO., S. C.

at 12:00 O'CLOCK A. M. NO. 1539