

FILED
GREENVILLE CO. S. C.

USL—First Mortgage on Real Estate

MORTGAGE DEC 20 8 52 AM 1949

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARRISWORTH
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Maggie L. Cooper

(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 One Thousand and No/100- - - - - DOLLARS (\$1000.00), 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 ^{those} ~~that~~ certain piece, ^sparcel/^sor lot/^s of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, at the Northeastern intersection of Elizabeth Drive and Central Court in the Sub-division known as North Sunset Hills and known and designated as lots Nos. 61 and 62 on plat thereof recorded in Plat Book L, at Page 92, and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Northern side of Elizabeth Drive, joint front corner of lots 60 and 61, and running thence along the northern side of Elizabeth Drive, S. 62-32 W. 60 feet to joint front corner of lots 61 and 62; thence continuing with the Northern side of said drive, S. 60-52 W. 60 feet to iron pin; thence in a curved line, the chord of which is N. 77-0 W. 49.5 feet to iron pin on Eastern side of Central Court; thence along the eastern side of Central Court, N. 3-27 W. 99.7 feet to iron pin on the Southern side of a 5 foot strip reserved for utilities; thence with the South side of said strip reserved for utilities, N. 56-45 E. 119.9 feet to iron pin, joint rear corner of lots Nos. 60 and 61; thence along the common line of said lots, S. 26-14 E. 132.5 feet to iron pin on the Northern side of Elizabeth Drive, the point of beginning."

Together with an undivided one-half interest in said 5 foot strip adjacent to the rear of said lots.

Being the same premises conveyed to the mortgagor by deed recorded in Volume 298 at Page 131.

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.