

USL—First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.

JAN 14 12 25 PM 1950

ELLIE PARKS JONES
R. M. G.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Clara Stewart (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 Fifteen Hundred and No/100- - - - - DOLLARS (\$ 1500.00), 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, Greenville Township, on the Eastern side of Dakota Avenue (formerly Parkins Mill Road), in the City of Greenville, shown as all of Lot No. 1 and the Northeastern one-half of Lot No. 2 of Block G, section 4 of East Highland Estates, as shown on Plat recorded in Plat Book K, Page 78, and being more particularly described as follows:

"BEGINNING at an iron pin on the Southeastern side of Dakota Avenue at the center point of the front line of Lot No. 2, and running thence S. 58-37 E. 163.5 feet to pin in center of rear line of Lot No. 2; thence N. 33-43 E. 80.7 feet to an iron pin on Southwest side of Service Drive; thence with the Southwest side of said Drive, N. 50-22 W. 143.5 feet to iron pin; thence continuing with Service Drive along a curve (chord being S. 80-30 W. 32.7 feet) to pin on Dakota Avenue; thence with the Southeast side of Dakota Avenue, S. 31-23 W. 80 feet to the beginning corner."

Said premises being the same conveyed to the mortgagor by two deeds recorded in Volume 323 at Page 389, and Volume 334 at Page 261.

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.