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VOL 454

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, **Beatrice Phillips Clark,** (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 **Twenty-five Hundred and No/100- - - - -** DOLLARS (\$ 2,500.00), with interest thereon from date at the rate of five & one-half 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, Gantt Township, being known and designated as Lots Nos. 6 through 12, inclusive, as shown on a Plat of the Estate of Arthur J. Phillips, prepared by W. J. Riddle in April 1948, recorded in Plat Book 3 at Page 97, and described as follows:

"BEGINNING at an iron pin on the Northwest side of the Old Dunham Bridge Road, at joint front corner of Lots Nos. 5 and 6, which pin is 572.3 feet Southwest of the intersection of the Old Dunham Bridge Road and the Old Easley Bridge Road, and running thence with the joint line of said lots, N. 63-27 W. 310 feet to an iron pin in line of Lot No. 18; thence with the line of said lot, S. 26-33 W. 580 feet to an iron pin at joint rear corner of Lots Nos. 12 and 13; thence with the joint line of said lots, S. 63-27 E. 310 feet to an iron pin on the Northwestern side of the Old Dunham Bridge Road; thence with said Road, N. 26-33 E. 580 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by E. Inman, Master, by two deeds recorded in Deed Book 356 at Page 338 and Deed Book 371 at Page 294. See also quit-claim deed from Lola Jane Phillips to be recorded herewith.

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.

Handwritten notes and signatures:
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W. J. Riddle
E. Inman
Lola Jane Phillips
371/294