

USL—First Mortgage on Real Estate

MORTGAGE

MAR 15 4 01 PM 1950

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

WILLIE FARNS...
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WE, RALPH L. POWELL and HARRY H. POWELL

(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 Thousand and No/100-----

DOLLARS (\$ 15,000.00), 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 the City of Greenville, at the Northwest intersection of Stone Avenue and North Main Street, being shown as the southern part of Lot 1 on Map 3 on Plat of Stone Lands, prepared by J. N. Southern, Surveyor, Sept. 14, 1888, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book VV, at page 542, and being shown as Parcel "A", on Plat of Property of Ralph L. and Harry H. Powell, prepared by Pickell & Pickell, Engineers, March 10, 1950, and having according to said Pickell plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of West Stone Avenue, which pin is one foot North of the concrete sidewalk and 86.4 feet N. 84-28 W. from an iron pin near the intersection of the concrete sidewalk along the Western side of N. Main Street and the concrete sidewalk along the North side of W. Stone Avenue; thence N. 5-29 E. 89.8 feet to an iron pin at the Southwest corner of Tract B; thence along Southern line of Tract B, S. 80-07 E. 106.4 feet to an iron pin located 2.25 feet from the Western edge of the concrete sidewalk paralleling the Western side of N. Main Street; thence S. 19-00 W. 84.2 feet to an iron pin located 1.2 feet North of the concrete sidewalk paralleling the North side of W. Stone Avenue and 2.25 feet West of the Western edge of the concrete sidewalk paralleling the Western side of North Main Street; thence N. 84-28 W. 86.4 feet to point of beginning.

Being the identical property conveyed to Ralph L. Powell by deed of E. Inman, Master, dated April 15, 1933, recorded in Deed Book 173, at page 10; the said Ralph L. Powell having conveyed an undivided one-half interest to Harry H. Powell by deed dated March 24, 1949, recorded in Deed Book 376, page 328, said R. M. C. Office.

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 signatures and notes at the bottom of the page, including names like "Ralph L. Powell" and "Harry H. Powell" and a date "4:27" with a signature.]