

USL—FIRST MORTGAGE ON REAL ESTATE

MAR 31 4 55 PM 1950

MORTGAGE

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James A. Howard

(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 SEVEN THOUSAND & No/100 DOLLARS (\$ 7,000.00), 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, in Chick Springs Township, in the town of Greer, situate at the Southwestern corner of the intersection Buncombe and Pine streets, and being shown and designated as lot No. 1 on the plat of the property of Juanita F. Rodgers, made by Woodward Engineering Company, and recorded in Plat Book "Q" at page 161, and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin, at the southwest corner of the intersection of Buncombe and Pine Streets and running thence along the Southern side of Buncombe street S.73-45 W. 63 feet to iron pin, at corner of lot No. 2; thence with line of lot No. 2 S.12-20 E. 152.5 feet to an iron pin on a 15 foot alley; thence with the Northern side of said alley N.73-45 E. 66.3 feet to iron pin on the West side of Pine Street; thence with the Western side of Pine street N.13-31 W. 152.5 feet to iron pin the point of beginning.

Also all that other lot of land shown and designated as lot No. 3 on the same above referred to, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southern side of Buncombe street, at joint front corner of lots 2 and 3, and running thence with the line of lot No. 2 S.12-20 E.152.5 feet to iron pin on a 15 foot alley; thence with the Northern side of said alley S.73-45 W.63 feet to iron pin, at rear corner of lot NO. 4; thence with the line of lot No. 4 N. 12-20 W. 152.5 feet to iron pin on Southern side of Buncombe street; thence with the Southern side of Buncombe street N.73-45 E.63 feet to iron pin, the point of beginning.

The two lots above described above are two of the lots conveyed to the mortgagor by deeds recorded in Vol. 395 at page 329 and Vol. 358 at page 17.

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.

James A. Howard
OLLIE FARNSWORTH
W. A. ...

OLLIE FARNSWORTH
Rec A 5612