

USL—First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.

FEB 8 12 10 PM 1951

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MITTIE BRYANT ARNOLD

(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 Three Thousand Nine Hundred and No/100ths DOLLARS (\$ 3,900.00), with interest thereon from date at the rate of Four & 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, on the East side of West Avondale Drive, and being the greater portion of the lot known and designated as Lot No. 24 of Block "G" of Northgate, as shown on a plat of the property of Utopian Developing Company, recorded in the R.M.C. Office for Greenville County in Plat Book G, at pages 135 and 136, and having according to said plat, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the East side of West Avondale Drive at the joint corner of Lots Nos. 24 and 25, and running thence in an Easterly direction, 164.6 feet, more or less, to an iron pin on the West side of a 12-foot alley, which said point is 18 feet North of the rear joint corner of Lots Nos. 24 and 25; thence in a Northerly direction along the line of said alley, 82 feet to an iron pin, the rear joint corner of Lots Nos. 23 and 24; thence in a Westerly direction along the joint line of said lots, 173.9 feet to an iron pin on the East side of West Avondale Drive; thence along the Eastern side of West Avondale Drive in a Southerly direction, 100.7 feet to the beginning corner.

With all of the mortgagor's right, title and interest in and to the said 12-foot alley referred to in the above described lot.

The above described property is the identical property conveyed to the mortgagor herein by deed of Georgia C. Arnold (Now Georgia C. Arnold Madden) dated January 15, 1951 and to be recorded.

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.