

1951 - First Mortgage on Real Estate

FILED
GREENVILLE CO. S.C.

MORTGAGE

MAY 22 4 55 PM 1951

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, John P. Bolin

(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 Eighteen Hundred and No/100- - - - - DOLLARS (\$1800.00), 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, on Enoree River, near where the Southern Railroad crosses said river, adjoining now or formerly lands of James S. Cooper, Alfred Taylor, Mrs. Elmira Shockley, et al,

"BEGINNING at a maple on the bank of said river, corner of Alfred Taylor land, and running thence N. 57 W. 12.55 chains to black oak; thence N. 44 W. 12.96 chains to P.O.; thence N. 30 1/2 E. 14.86 chains to iron pin; thence S. 22 W. 3.18 chains to stone 3x6; thence N. 16-3/4 E. 14.75 chains to birch on bank of river; thence down said river to beginning corner, containing 38 1/2 acres, more or less."

ALSO, "All that certain other tract of land in Chick Springs Township, Greenville County, State of South Carolina, on the Eastern side of Enoree River below where the Southern Railroad crosses said river, adjoining lands now or formerly owned by C. H. Green, J. J. Bowlin, et al,

"BEGINNING on stake on river, and running thence down to can S. 3 1/2 E. 6.75 ch. to river to rear; thence to beginning corner, containing 3 acres."

"Also, all that other tract of land in Chick Springs Township, on Enoree River, adjoining John Black Estate, John Vaughn, et al, BEGINNING at a maple on bank of Enoree River and running thence down said river as a line to the mouth of King Creek; thence up said creek as a line to where pasture fence crosses creek; thence N. 31 W. 2.32 chs. to a stone; thence N. 39 1/2 E. 7.88 ch. to a small maple stump; thence N. 9-3/8 E. 5.05 chs. to stake; thence N. 39 1/2 W. 7.60 ch. to R.; thence N. 17-3/4 E. 4.10 chs.; crossing creek to spring at head of ditch; thence N. 53 E. 11.48 chs. to black oak (Gone); thence S. 54-3/8 E. 12.40 chs. to beginning, containing 35-1/10 acres."

"ALSO, all that other tract of land in Chick Springs Township, on Enoree River, near Taylors Station, on Southern Railroad, adjoining lands of Alfred Taylor Estate, Southern Railway, adjoining lands of Alfred Taylor Estate, Southern Railway, J. J. Bowlin, et al, BEGINNING AT A stone, J. J. Bowlin's corner, and running thence N. 69-3/4 E. 15.00 ch. to Enoree River; thence up river as a line N. 2-25 E. to iron pin on Southern Railway; Thence with Railway tract, N. 8 1/2 W. 11.60 chs. to iron pin; thence S. 23 1/2 E. 8.57 chs. to beginning corner, containing 6 acres."

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.