

NOV 8 4 49 PM 1951

USL—First Mortgage on Real Estate

MORTGAGE

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Ora P. Mauldin

(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 Thirty-One Hundred and Fifty and No/100 - - - - DOLLARS (\$ 3150.00), 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 Greenville Township, on the East side of a 20 foot street extending in a Southerly direction from Summitt Avenue, and being a portion of lots 11 and 12 as shown on plat of property of Knox L. Haynsworth, recorded in Plat Book L at Page 177, and being more particularly described by metes and bounds as follows:

"BEGINNING at an iron pin on the East side of said 25 foot Street at southwest corner of lot heretofore conveyed by Mrs. R. V. Potts to John G. and Bessie Greer Boling, and running thence with the East side of said 25 foot street, S. 34-06 W. 57 feet to an iron pin in line of lot conveyed by Mrs. R. V. Potts to C. E. Singleton, et al; thence with line of Singleton lot, N. 50-58 E. 175 feet to an iron pin in line of lot 13; thence with line of lot 13, N. 34 E. 57 feet to iron pin, corner of other property owned by Mrs. R. V. Potts; thence with line of said property and that of the Boling property, N. 50-58 W. 175 feet to the point of beginning."

Being the same property conveyed to the mortgagor by Mrs. R. V. Potts by deed recorded in Volume 382 at Page 375.

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.