

USL—First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.
NOV 30 5 13 PM 1951
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:
I, Oder T. Weaver

(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 and No/100- - - - - DOLLARS (\$3000.00), 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, near the City of Greenville, on the Western side of U. S. Highway No. 25, and being known and designated as part of lot 5 as shown on plat of property of Greenville County, made by L.B. Aull, Jr., January 9, 1937, and recorded in Plat Book J at Page 25, and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Western side of U. S. Highway No. 25, at joint corner of lots 4 and 5 as shown on above plat, and running thence with line of lot 4, S. 85-51 W. 30 feet to a point in edge of Paris Mountain Road; thence with the edge of said road, N. 5-29 W. 125 feet to the South edge of an unnamed Street; thence with the South edge of said unnamed Street, N. 85-51 E. 34 feet to iron pin on Western side of Highway No. 25; thence with the Western side of Highway No. 25, S. 4-09 E. 125 feet to point of beginning."

Being the identical tract of land conveyed by J. W. Weaver to Willie T. Weaver and Oder T. Weaver by deed recorded in Volume 292 at Page 290, Willie T. Weaver having conveyed his interest to Oder T. Weaver by deed recorded in Volume 321 at Page 259. Less, HOWEVER, the 15 foot strip conveyed to Greenville County by deed recorded in Volume 231 at Page 248.

Together with all my right, title and interest in that strip of land lying to the west of the above described lot and formerly shown as Paris Mountain Road.

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.