

FILED
GREENVILLE CO. S. C.

USL—First Mortgage on Real Estate

MORTGAGE MAR 1 12 13 PM 1952

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Ruth Illa Mull Cook (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 Forty-Three Hundred and No/100- - - - - DOLLARS (\$ 4300.00), 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, Greenville Township, being known and designated as lot No. 12 as shown on a plat of Sans Souci Highlands, recorded in Plat Book G at Page 126, and described as follows:

"BEGINNING at an iron pin on the Southeastern side of Bates Street (formerly Furman Road) at the joint front corner of lots Nos. 11 and 12, and running thence with the joint line of said lots, S. 55-30 E. 166 feet to an iron pin on an alley; thence with said alley, S. 28-30 W. 50 feet to an iron pin at the joint rear corner of lots Nos. 12 and 13; thence with the line of said lots, N. 55-30 W. 170 feet to an iron pin on Bates Street; thence with said Street, N. 32-33 E. 50 feet to the point of beginning."

Being one of the lots conveyed to the mortgagor by W. N. Leslie et al by deed recorded in Book of Deeds 275 at Page 78.

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.