

USL—First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 28 10 35 AM 1952

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Frances Lawton Farrar

OLLIE FARNSWORTH
R. M. C.

(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 Five Thousand and No/100- - - - - DOLLARS (\$ 5000.00), with interest thereon from date at the rate of Five (5%) 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 the City of Greenville, known as No. 102 Summer Street, being shown and designated as lot No. 3 of Block "A" of the land of Melville Land Company as surveyed by Lockwood, Green & Company, made 1905 and recorded in the R.M.C. Office for Greenville County in Plat Book "A" at Page 99, and having the following metes and bounds, to-wit:

"BEGINNING on the East side of Summer Street, about 105 feet from the corner of Arlington Avenue, at the corner of lot No. 2; thence with Summer Street, S. 16-20 W. 52.375 feet to the corner of lot No. 4; thence with the line of lot No. 4, S. 71-13 E. 194.86 feet to an alley; thence with the alley, N. 16-48 E. 51.17 feet to the corner of lot No. 2; thence with the line of lot No. 2, N. 71-13 W. 195.33 feet to the beginning corner."

Being the same property conveyed to Bessie Miller Lawton by Robert Adger Bowen by deed dated June 28, 1936, recorded in Book of Deeds 180 at Page 408; the said Bessie Miller Lawton died testate on April 24, 1945, and by her Will filed in Apartment 495 at File 3 in the Office of Probate Judge for Greenville County, devised this property to the mortgagor.

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.