

FILED  
GREENVILLE CO. S. C.

USL—First Mortgage on Real Estate

MORTGAGE MAR 28 4 35 PM 1952

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, J. A. Cannon, Jr., H. C. Bates and Alma M. Bates

(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 Nine Thousand and No/100- - - - - DOLLARS (\$ 9000.00 ), 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, being known and designated as lot No. 78, as shown on plat of property of J.P. Rosamond, recorded in Plat Book H at Page 186, and described as follows:

"BEGINNING at an iron pin on the Western side of W. Decatur Street, joint front corner of lots 77 and 78, and running thence with the joint line of said lots, N. 85-45 W. 157 feet to a point, joint rear corner of said lots; thence N. 15-50 E. 85 feet to an iron pin; thence N. 11-05 W. 10 feet more or less, to the joint rear corner of lots 78 and 79; thence with joint line of said lots, S. 84-03 E. 138.2 feet to an iron pin in the West side of W. Decatur Street; thence with said Street, S. 4-10 W. 56 feet to the point of beginning."

Being a part of the property conveyed to J. A. Cannon, Jr. by deed recorded in Volume 391 at Page 78.

ALSO, "All that other lot of land in the State and County aforesaid, being known and designated as lot No. 70 as shown on Map No. 2 of Sans Souci Heights, recorded in Plat Book Z at Page 53, and described as follows:

"BEGINNING at an iron pin at the Southeast intersection of Callahan Avenue and Senator Pettus Avenue, and running thence with Callahan Avenue, S. 11-54 W. 89.2 feet to an iron pin, corner of lot 71; thence with line of said lot, S. 77-38 E. 75 feet to an iron pin, corner of lot 69; thence with the line of said lot, N. 11-42 E. 91 feet to an iron pin in the Southern side of Senator Pettus Avenue; thence with said Avenue, N. 79-32 W. 75 feet to the point of beginning."

Being a portion of the property conveyed to H. C. Bates and Alma M. Bates by deed recorded in Volume 438 at Page 148.

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.