

BOOK 528

USE - First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

MORTGAGE

MAR 28 1 00 PM 1952

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ESTON L. RODGERS

(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 & no/100 - - - - - DOLLARS (\$ 5,000.00), 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, near the City of Greenville, on the South side of James Drive, shown as Lot 20 on plat of Orderest Park made by C. C. Jones, Engineer, July 1948, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book S, page 109, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of James Drive, joint corner of Lots 20 and 21, and running thence along the line of Lot 21, S. 8-16 E. 160 feet to an iron pin, joint rear corner of Lots 20 and 21; thence S. 81-44 W. 65 feet to an iron pin on the East side of an alley-way; thence along said alley-way, N. 8-16 W. 160 feet to an iron pin in said alley-way; thence along the curve of the Southeast intersection of said alley-way and James Drive, the chord of which is N. 36-44 E. 14 feet to an iron pin on the South side of James Drive; thence along said drive, N. 81-44 E. 55 feet to an iron pin on the South side of James Drive, the point of beginning.

This is the same property conveyed to me by deed of E. R. Griffin of even date to be recorded herewith.

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Elizabeth
Scottie W. Farnsworth
Frank

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.

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Ollie Farnsworth
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