

BOOK 550 No. 204

FILED
GREENVILLE CO. S. C.

U.S.L.—First Mortgage on Real Estate

MORTGAGE

JAN 8 5 10 PM 1953

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, William Ralph Holder

(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 Greenville Township, being known and designated as lots Nos. 28 and 29, as shown on a plat of the Victor Monaghan Development No. 1, prepared by Dalton & Neves, Engineers, December 1941, being recorded in Plat Book M at Page 39, and being more particularly described, according to said plat as follows:

"BEGINNING at an iron pin on the Southwest side of Forest Circle, joint front corner of lots Nos. 27 and 28, and running thence with the curve of Forest Circle, the following chords and distances, to-wit: N. 31-43 E. 100 feet, N. 56-30 E. 100 feet to joint front corner of lots Nos. 28 and 29, N. 84-45 E. 48 feet, S. 67-10 E. 60 feet, S. 51-30 E. 91.7 feet to an iron pin, joint front corner of lots Nos. 29 and 30; thence with joint line of said lots, S. 19-34 W. 195 feet to an iron pin; thence S. 77-20 W. 50 feet to an iron pin, joint rear corner of lots Nos. 28 and 29; thence S. 45-43 W. 50 feet to an iron pin, joint rear corner of lots Nos. 27 and 28; thence N. 44-17 W. 230.8 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by J. J. Stevens & Co., Inc. by deed dated December 30, 1948, recorded in Book of Deeds 375 at Page 117.

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.