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BOOK 553 PAGE 273

USL—First Mortgage on Real Estate

MORTGAGEOLLIE FARMWORTH
R. M. C.STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }TO ALL WHOM THESE PRESENTS MAY CONCERN:
Frank Ulmer Lumber Company

(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 Thirty-Five Hundred and No/100- - - - DOLLARS (\$3500.00), 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, on Hill Top Avenue between the Franklin Road and Oak Street, in a subdivision known as Verner Hill, the said lot being known and designated as lot 29 on plat of the property recorded in the office of R.M.C. for Greenville County in Plat Book A at Page 335, which plat is hereby referred to and made a part hereof, and said lot has the following lines, courses and distances:

"BEGINNING at an iron pin on the Western edge of Hill Top Avenue, said pin being the joint front corner of lots 29 and 30; thence along the edge of said road, S. 42-30 E. 70 feet, to an iron pin, front corner of lots 28 and 29; thence along the northern line of lot 28, S. 47-30 W. 150 feet to an iron pin, joint rear corner of lots 28 and 29; thence N. 42-30 W. 70 feet to an iron pin, joint rear corner of lots 29 and 30; thence along the southern line of lot 30, N. 47-30 E. 150 feet to an iron pin, the beginning corner."

Being the same premises conveyed to the mortgagor by deed recorded in Volume 466 at Page 87.

It is understood that this mortgage is executed pursuant to resolution duly adopted by the Board of Directors of said corporation.

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.