

FEB 27 11 21 AM 1953

OLLIE FARNSWORTH
R. M. C.

USL—First Mortgage on Real Estate

MORTGAGESTATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, H. P. Assay, Jr. and T. G. Crymes, Jr.

(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 Twelve Thousand and No/100- - - DOLLARS (\$ 12,000.00), 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 ~~these~~ certain piece^{choses}/parcel^s/or lot^s of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the East side of Lander Street, in the City of Greenville, being shown as lots Nos. 108 and 109, on plat of College Heights made by Dalton & Neves in August 1946, recorded in Plat Book P at Page 75, and described as follows:

"BEGINNING at a stake on the Eastern side of Lander Street, 72 feet North from Fisher Drive at corner of lot 107 and running thence with line of said lot, N. 80-48 E. 155 feet to a stake; thence N. 9-12 W. 144 feet to a stake at corner of lot 110; thence with the line of said lot, S. 80-48 W. 155 feet to a stake on Lander Street; thence with the Eastern side of Lander Street, S. 9-12 E. 144 feet to the beginning corner. Being two of the lots conveyed to the mortgagors by McCall Manufacturing Company by deed recorded in Book of Deeds 467 at Page 463."

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.