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USL—First Mortgage on Real Estate

MORTGAGE

OLLIE FARNSWORTH, R.M.C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, John D. Pellett, 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 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 the City of Greenville, being known and designated as lot 117, and the major portion of lot 118, as shown on plat of Nicholtown Heights # 2, recorded in Plat Book M at Page 5, and being more particularly described according to said plat as follows:

"BEGINNING at an iron pin at the Northeast intersection of River Street, and Cook Avenue, and running thence with Cook Avenue, N. 3-22 E. 77.7 feet to an iron pin; thence continuing with Cook Avenue, N. 34-47 E. 72 feet to iron pin; thence N. 74-30 E. 16.5 feet to a new corner in rear line of lot 118, 7 feet distance from the joint rear corner of lots 118 and 119, and running thence a new line through lot 118, S. 15-30 E. 120 feet to a corner on Northern side of River Street; thence with River Street, S. 74-30 W. 96.8 feet to the point of beginning. Being a portion of the property conveyed to the mortgagor by deed recorded in Volume 467 at Page 454 and by deed of John D. Pellett and John F. Chandler to be recorded herewith."

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.