

DEC 15 12 31 PM 1953

First Mortgage on Real Estate

OLLIE FARNSWORTH
R. M. C.
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: J. NORWOOD CLEVELAND

(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 Fifteen Hundred and No/100 - - - - -

DOLLARS (\$ 1500.00), with interest thereon from date at the rate of Six 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, on the Eastern side of Cleveland Avenue in the Town of Marietta, being a portion of the property of J. Norwood Cleveland shown on a plat made by W. J. Riddle in October, 1949, recorded in Plat Book Z at Page 139 and according to an unrecorded revision made in November, 1953 is described as follows:

BEGINNING at a stake on the Eastern side of Cleveland Avenue at corner of property of B. F. Johnson; thence with the line of said lot N. 81-00 E. 423 feet to a stake in line of property of Slater Manufacturing Company; thence with the line of said property S. 9-00 E. 140.4 feet to a stake; thence S. 75-12 W. 321.5 feet to a stake at line of property now or formerly owned by W. H. Cleveland; thence with the line of said property S. 82-21 W. 100 feet to a stake on Cleveland Avenue; thence with the Eastern side of Cleveland Avenue N. 9-50 W. 170 feet to beginning corner.

Being a portion of the property conveyed to the Mortgagor by Deed recorded in Deed Book 396 at Page 93 and Deed Book 427 at Page 140.

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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