

MAR 9 11 54 AM 1956

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:

Frances W. Page (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 Twenty Thousand and No/100 - - - -

DOLLARS (\$ 20,000.00), 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, on the northwestern side of Melville Avenue, City of Greenville, being shown as all of Lots 26, 27, and 28 and a portion of Lot 29 as shown on plat of Aberdeen Highlands recorded in Plat Book "M" at Page 37, and being more particularly described by metes and bounds as follows:

"BEGINNING at an iron pin on the northwestern side of Melville Avenue at the joint front corner of Lots 25 and 26 and running thence with the line of Lot 25 N. 46-11 W. 140.5 feet to an iron pin in line of property now or formerly owned by M. D. Earle; thence with the line of Earle property N. 51-31 E. 432 feet to an iron pin at corner of property now or formerly owned by J. O. Lewis, Jr.; thence along the line of Lewis lot S. 44-18 E. 134 feet to an iron pin on the northwestern side of Melville Avenue; thence along the northwestern side of Melville Avenue S. 58-16 W. 6 feet to an iron pin; thence continuing with Melville Avenue S. 52-21 W. 341 feet to pin; thence still with Melville Avenue S. 44-21 W. 80 feet to the beginning corner."

Said premises being the same conveyed to the mortgagor by deed recorded in Deed Book 452 at Page 321.

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.