

MAY 25 12 57 PM 1956

First Mortgage on Real Estate

OLLIE FARNSWORTH  
MORTGAGE M.C.STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Harry L. Baumgardner and Sarah P. Baumgardner,

(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-Five Thousand and No/100 - - - -

DOLLARS (\$ 25,000.00 ), with interest thereon from date at the rate of four and one-half 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.

1. "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 Southwest side of Byrd Boulevard, near the City of Greenville, known and designated as Lot No. 154 of Traxler Park Plat of which is recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book F, at pages 114 and 115, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of Byrd Boulevard, joint corner of Lots Nos. 153 and 154, and running thence with the line of Lot No. 153, S. 29-32 W. 284.4 feet to an iron pin; thence N. 54-08 W. 70.43 feet to an iron pin; thence with the line of Lot No. 155, N. 29-32 E. 276.6 feet to an iron pin on the Southwest side of Byrd Boulevard; thence with the Southwest side of said Byrd Boulevard, S. 60-30 E. 70 feet to the beginning corner.

The above described premises being the same conveyed to the Mortgagor Sarah P. Baumgardner by Deed recorded in the R.M.C. Office for Greenville County in Deed Book 228, at page 187.

2. All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, on the North side of East Stone Avenue, being known and designated as Lot No. 15 as shown on Plat of property of Mountain City Land and Improvement Company, which plat is recorded in Deed Book W, page 543, R.M.C. Office for Greenville County, and being more particularly described according to Survey and Plat by Pickell & Pickell, Engineers, May 15, 1946, as follows:

BEGINNING at a stake on the North side of East Stone Avenue 109 feet East of the Northeast corner of Elizabeth Street and East Stone Avenue; thence with line of Lot No. 14, N. 17-45 E. 206.5 feet to a stake; thence with line of Lot No. 34, S. 72-15 E. 54.5 feet to a stake; thence with line of Lot No. 16, S. 17-45 W. 206.5 feet to a stake on said Avenue; thence with said Avenue, N. 72-15 W. 54.5 feet to the beginning.

The above described premises being the same conveyed to the Mortgagor Harry L. Baumgardner by Deed recorded in the R.M.C. Office for Greenville County in Deed Book 467, at page 487.

3. All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, on the East side of Trails End, and being known and designated as Lot No. 151 and the Northern 15-feet of Lot No. 150 as shown on Plat recorded in the R.M.C. Office for Greenville County in Plat Book M, at page 57, and being described as follows:

BEGINNING at an iron pin on the East side of Trails End, front corner of Lots Nos. 151 and 152; thence along said lots, N. 64-35 E. 159.4 feet to an iron pin; thence S. 25-25 E. 75 feet to an iron pin; thence S. 64-35 W. 159.4 feet to an iron pin on Trails End; thence N. 25-25 W. 75 feet to the beginning. (See Below)

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.

The last above described premises being the same conveyed to the Mortgagor Harry L. Baumgardner by Deed recorded in the R.M.C. Office for Greenville County in Deed Book 426, at page 182.