

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.

OCT 20 10 39 AM 1956

OLLIE FARNSWORTH
R. M. O.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. HARRY HANKS

(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 **Four Thousand and No/100** - - - - -

DOLLARS (\$ 4000.00), 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 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, City of Greenville, on the Southern side of Woodville Avenue, being shown as the eastern half of Lot 113 on plat of Overbrook No. 3 recorded in Plat Book F at Page 218, and being more particularly described as follows:

"BEGINNING at an iron pin on the southern side of Woodville Avenue at a point in the center of front line of Lot 113, said pin being 434 feet in an easterly direction from the intersection of Woodville Avenue and Overbrook Road and running thence along the southern side of Woodville Avenue S. 66 E. 59 feet to an iron pin at the corner of Lot 114; thence with the line of Lot 114 S. 25-14 W. 99.3 feet to an iron pin; thence along the rear line of Lot 104 and Lot 105 N. 70-20 W. 64.3 feet to an iron pin in center of rear line of Lot 113; thence through the center of Lot 113 N. 28-10 E. 104.4 feet to an iron pin on Woodville Avenue at the point of beginning."

Being the same property conveyed to the mortgagor by Elizabeth D. Riddle by deed 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.