

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.
MAY 19 3 25 PM 1960
OLLIE FANNING WORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

IVERSON O. BROWNELL (hereinafter referred to as Mortgagor) SEND(S) GREETING:
AND AGNES S. BROWNELL

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-eight Thousand and No/100 -----

DOLLARS (\$ 28,000.00), with interest thereon from date at the rate of five & one-half (5½%) 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. s s s

those
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, on the Southeast side of Wedgewood Avenue, at the intersection of said Avenue with Broughton Drive, shown as lots # 46 and 47, on plat of Croftstone Acres, Revised, recorded in Plat Book T at Page 311, and described as follows:

BEGINNING at an iron pin on the Southeast side of Wedgewood Avenue, at the front corner of lot # 46, and running thence with the line of said lot S. 1-47 E. 237.2 feet to iron pin, rear corner of lot # 48; thence with the line of said lot, S. 87-54 W. 251.4 feet to iron pin on Broughton Drive; thence with the eastern side of said Drive, N. 2-06 W. 82.5 feet to an iron pin; thence with the curve of the intersection of said Drive with Wedgewood Avenue, the chord of which is N. 29-31 E. 42.4 feet to iron pin on the southeast side of Wedgewood Avenue; thence with said Avenue, N. 60-59 E. 260.5 feet to the beginning.

Being the same premises conveyed to the mortgagors by deeds recorded in Book of Deeds 433 at Page 27, and Book of Deeds 451 at Page 359.

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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