

USL—First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Thomas Henry Downer

(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 (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, in Gantt Township, containing 14.5 acres being a part of the 99.25 acres, more or less, conveyed to the said Jerry J. Brown and Wesley Brown by the Federal Land Bank of Columbia, by deed dated October 1, 1940, and having according to a survey made by Piedmont Engineering Company, dated November 21, 1949, the following metes and bounds, to-wit:

"BEGINNING at a point 6 feet North of an unwidened dirt road, and bounded on the East by land belonging to or formerly belong^{ing} to C. T. McClelland, thence along a line 6 feet north of said dirt road, S. 52-56 W. 400 feet; thence S. 67-22 W. 400 feet; ~~thence~~ thence S. 70-24 W. 537 feet; thence N. 14-05 W. 419.9 feet, and being bounded on West by lands owned by Jerry J. Brown and Wesley Brown; thence N. 6-00, ^{ing} E. 300 feet; thence S. 1-44 E. 121.3 feet, being bounded on the north by lands belong^{ing} to or formerly belonging to C. T. McClelland; thence along southern boundry of said McClelland lands, S. 85-15 E. 123.3 feet; thence N. 66-45 E. 288 feet; thence S. 83-20 E. 575 feet; thence S. 51-05 E. 270 feet to point of beginning."

Being the same premises conveyed to the mortgagor by deed recorded in Volume 396 at Page 299 and by quit-claim deed 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.

Handwritten notes and signatures at the bottom of the page, including names like 'Wm. H. ...' and '21. ...'.