

FILED Vol. 401 No. 223
GREENVILLE CO. S. C.

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

SEP 23 4 58 PM 1948

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, William Clyde Walls' (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 Thirteen Hundred Fifty and No/100- - - - - DOLLARS (\$1350.00), 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 Greenville Township, near Monaghan Mill and being known and designated as lot # 13 in Block "U" of the subdivision known as "Riverside", which plat is recorded in the R.M.C. Office for Greenville County in Plat Book "A" at Page 323 and having the following metes and bounds, to-wit:

"BEGINNING at a stake on the Northern side of Highlawn Avenue at corner of lot No. 12, 100 feet East of Marion Street, and running thence with Highlawn Avenue, S. 79-45 E. 50 feet to a stake, corner of Lot No. 14; thence with the line of Lot No. 14, N. 10-15 E. 125 feet to a stake on an alley; thence with said alley, N. 79-45 W. 50 feet to a stake, corner of lot No. 12; thence with the line of lot No. 12, S. 10-15 W. 125 feet to the beginning corner!"

Said premises being the portion of property conveyed to the mortgagor and Alta Gladys Walls by deed dated April 27, 1940, recorded in Book of Deeds 221 at Page 184; an undivided one-half interest therein having been conveyed to the mortgagor by Alta Gladys Walls by deed dated June 24, 1947, recorded in Book of Deeds 314 at Page 164.

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.