

FHA Form No. 3175-b  
(For use under Section 602)  
(Revised 7-1-48)

**MORTGAGE** FILED  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE } ss:

JAN 13 10 20 AM 1949

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R. M. C.

Joseph E. Falkner

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings: of

WHEREAS, the Mortgagor is well and truly indebted unto The Peoples National Bank of Greenville, South Carolina, a corporation organized and existing under the laws of the United States, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Seven Thousand and no/100 Dollars (\$7,000.00), with interest from date at the rate of four per centum (4%) per annum until paid, said principal and interest being payable at the office of The Peoples National Bank of Greenville, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly instalments of Thirty-Six and 96/100 Dollars (\$ 36.96), commencing on the first day of February, 19 49, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of January, 19 74.

NOW, KNOW ALL MEN, that the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the county of Greenville, Gantt Township, State of South Carolina; being known and designated as Lot No. 55, according to plat of property of Woodfields, Inc., a subdivision located on the southwest side of the Augusta Road, said lot having the following metes and bounds, according to plat by Dalton Reeves, Engineers, recorded in the R. M. C. Office for Greenville County in Plat Book S, Page 113:

Beginning at an iron pin on the northwestern side of Crestfield Road at the joint front corner of Lots 56 and 55 and running thence along the line of Lot 56 N. 38-23 W. 222.5 feet to an iron pin at the rear of Lot 56; thence along the rear line of Lots 33 and 34 N. 48-49 E. 35.1 feet to an iron pin at the rear corner of Lot 54; thence along the line of Lot 54 S. 38-23 E. 226.9 feet to an iron pin on Crestfield Road; thence along Crestfield Road S. 51-37 W. 85 feet to the point of beginning.

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 the buildings, walks, fences, shrubbery, driveways, improvements and fixtures of every kind, including stoves, refrigerators, ranges, cabinets, venetian blinds, heaters, boilers, radiators, engines, machines, motors, screens, blinds, doors, hardware, wires, switches, electric fixtures, bells, insulations, and all other water, plumbing, ventilating, and heating equipment, including stokers, oil burners, tanks, air conditioning equipment now upon or which may hereafter be placed upon said property, shall be deemed to be fixtures and part of the realty herein conveyed, and shall be deemed part of the security for the indebtedness herein mentioned, and shall be covered by this mortgage.