

U.S. - FIRST MORTGAGE ON REAL ESTATE

MORTGAGE FILED 12 8 AM 1949

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, George P. Fenton, (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 Sixty-six Hundred and No/100- - - - - DOLLARS (\$ 6,600.00), with interest thereon from date at the rate of five (5%) 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, Greenville Township, on the Southern side of Montclair Avenue (formerly Fairview Avenue), in the City of Greenville, being shown as Lots No. 17 and the Eastern one-half of Lot No. 16 of Block G as shown on a Plat of Highland Terrace, recorded in Plat Book K at Page 120, and described as follows:

"BEGINNING at a stake on the South side of Montclair Avenue, 142.6 feet East from Townes Street, and running thence S. 9-52 W. 150 feet to a stake on a 15-foot alley; thence with the Northern side of said alley, S. 80-08 E. 75 feet to a stake at corner of Lot No. 18; thence with the line of said lot, N. 9-52 E. 150 feet to a stake on Montclair Avenue; thence with the Southern side of Montclair Avenue, N. 80-08 W. 75 feet to the beginning corner."

Said premises being the same conveyed to the mortgagor by B. H. Trammell 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.

THIS AND SIGNED IN FULL
THIS 12 DAY OF May 1949
FIDELITY FEDERAL SAVINGS & LOAN ASSN
W. D. Merritt
WITNESSES
Ruth Whitlock
Dorothy Merritt
RECEIVED AND INDEXED BY RECORDS
19 MAY 1949
OFFICE OF THE CLERK OF COURTS
GREENVILLE, S. C.