

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OELAND-SIMPSON LUMBER COMPANY 6 12 30 11
(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 Twenty-five Hundred & no/100 - - - - - DOLLARS (\$ 2,500.00), 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, on the South side of Washington Loop in the City of Greenville, being shown as all of Lot 6 of Section F on plat of Washington Heights prepared by N. O. McDowell, Jr., dated December 1944, which plat is recorded in Plat Book M, at page 107, R. M. C. Office for Greenville County, S. C., and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Washington Loop, joint front corner of Lots 5 and 6, thence along joint line of said lots, S. 21-00 E. 125 feet to an iron pin in right-of-way of old bed of Southern Railway; thence N. 77-30 E. 50 feet to an iron pin, Southwest corner of Lot 7; thence along line of Lot 7, N. 20 W. 140 feet to an iron pin on South side of Washington Loop; thence along said Washington Loop, S. 53-03 W. 54.2 feet to the beginning corner.

ALSO, all right, title and interest of the Mortgagor in and to that certain Southern Railway bed or right-of-way, which joins the above described lot on the South end thereof.

This is the same property conveyed to the mortgagor by deed of Willie Jones dated April 6, 1949 recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 378, page 371.

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:
R. M. C. Office
M. Jones
500
13
7001