

USL—First Mortgage on Real Estate

FILED
GREENVILLE CO. S.C.

MORTGAGE

DEC 16 12 41 PM '34

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

LILLIE FARNSWORTH
R.M.O.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, C. D. Webster and Eloise M. Webster

(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 Ten Thousand and No/100- - - - - DOLLARS (\$ 10,000.00), with interest thereon from date at the rate of Four & One-Half 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 the City of Greenville, known and designated as all of Unit 26, all of Unit 25, and the western half of Unit 24, of Block C, of Forest Hills Subdivision, according to plat made by T.C. Adams, September 23, 1936, and recorded in Plat Book D, at Page 206, and having according to a more recent survey and plat made by Piedmont Engineering Service dated June 4, 1948, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the North side of Crescent Avenue (formerly Oliver St.), joint front corner of Units 26 and 27, and running thence N. 21-30 W. 177.5 feet to iron pin; thence N. 69-12 E. 20.5 feet to iron pin; thence N. 69-27 E. 92 feet to iron pin; thence S. 22-33 E. 168.3 feet to iron pin on North side of Crescent Avenue, which iron pin is in center of front line of Unit 24; thence running with Crescent Avenue, S. 64 W. 112.5 feet to beginning corner."

"ALSO, all that lot of land adjoining the land above described, being shown as the Western half of Unit 23 and the Eastern half of Unit 24, as shown on plat recorded in Plat Book D, at Page 206, and being more particularly described as follows:

"BEGINNING at iron pin on the North side of Crescent Avenue, in the center of front line of Unit 23, at Southwest corner of lot of Mabel B. Derrick and Homer Derrick, said pin also being 157.5 feet West from the Northwest corner of the intersection of Crescent Avenue and Pine Forest Drive, and running thence through the center of lot No. 23; along the Derrick line, N. 23-15 W. 164.3 feet to iron pin in the center of rear line of lot No. 23; thence S. 68-15 W. 45 feet to iron pin, center of rear line of Unit 24 at northeast corner of property of C. D. Webster and Eloise H. Webster; thence through the center of Unit No. 24 along line of Webster property, S. 23-15 E. 168.3 feet to iron pin on North side of Crescent Avenue in center of front line of lot No. 24; thence along north side of Crescent Avenue, N. 64-0 E. 45 feet to the beginning corner."

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.

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