

BOOK 496 PAGE 314

USL—First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE CO. S. C.

APR 14 12 45 PM 1951

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R.M.C.

I, Ruby H. Bahuff

(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 and No/100- - - - - DOLLARS (\$ 2500.00 ), 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 Chick Springs Township, on the Northeast side of Highway No. 253, being known and designated as lot 1, of the property of John S. Loftis, containing 2.05 acres, more or less, according to a plat made by G. A. Ellis April 13, 1945, and being more particularly described according to said plat as follows:

"BEGINNING at an iron pin on the Northwest fork of the Rainey Road and the Travelers Rest Road and running thence S. 45 W. 433 feet to an iron pin on the Northeast side of Highway 253; thence along the Northeast side of Highway 253, N. 82 W. 224 feet to an iron pin at corner of tract 2; thence along line of Loftis property, N. 46 E. 270 feet to an iron pin; thence N. 39 E. 246 Feet to an iron pin on the Northeast side of the Travelers Rest Road; thence along the Northeast side of Travelers Rest Road, S. 77 1/2 E. 206 feet to the beginning corner."

ALSO, a tract containing 2-3/4 acres, more or less, being more particularly described as follows:

"BEGINNING at an iron pin in the fork of the Travelers Rest Road and Rainey Road, and running thence S. 45 W. 586 feet to the edge of highway 253; thence with Highway 253, 350 feet to another tar and gravel road; thence up said road 600 feet to the beginning corner."

Being the same premises conveyed to the mortgagor by John H. Styles and Inez Lolis Styles by deed to be recorded.

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.