

USL—First Mortgage on Real Estate

APR 27 4 52 PM 1951

MORTGAGE

OLLIE FARNSWORTH
J. R. M. G.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. W. Pitts (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 Twelve Thousand and No/100- - - - - DOLLARS (\$ 12,000.00), 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, Paris Mountain Township, being known and designated as Lots Nos. 54, 56 and 58 as shown on Map No. 2 of San Souci Heights, recorded in Plat Book Z at Page 53, and described as follows:

LOT NO. 54: BEGINNING at the Northwestern intersection of Merrilat Avenue and Earnshaw Avenue, and running thence with Merrilat Avenue, S. 59-02 W. 110 feet to an iron pin in line of Lot No. 76; thence with the line of said lot, N. 35-13 W. 60 feet to an iron pin at joint rear corner of Lots Nos. 54 and 55; thence with the joint line of said lots, N. 59-02 E. 109.7 feet to an iron pin in Earnshaw Avenue; thence with said Avenue, S. 35-35 E. 60 feet to the point of beginning.

LOT NO. 56: BEGINNING at an iron pin at the Southwestern intersection of Senator Pettus Avenue and Earnshaw Avenue, and running thence with Senator Pettus Avenue, S. 59-05 W. 109 feet to an iron pin in line of Lot No. 66; thence with line of said lot, S. 35-13 E. 60 feet to an iron pin at joint rear corner of Lots Nos. 55 and 56; thence with the joint line of said lots, N. 59-02 E. 109.4 feet to an iron pin on Earnshaw Avenue; thence with said Avenue, N. 35-35 W. 60 feet to the point of beginning.

LOT NO. 58: BEGINNING at an iron pin on the Western side of Earnshaw Avenue, which pin is 60 feet North of the intersection of Earnshaw Avenue and Senator Pettus Avenue, and is the joint front corner of Lots Nos. 57 and 58, and running thence with Earnshaw Avenue, N. 35-35 W. 70 feet to an iron pin at the corner of Lot No. 59; thence with the line of said lot, S. 59-05 W. 107.8 feet to an iron pin in line of Lot No. 60; thence with the line of Lots Nos. 60 and 65, S. 35-13 E. 70 feet to an iron pin at joint rear corner of Lots Nos. 57 and 58; thence with the joint line of said lots, N. 59-05 E. 108.2 feet to the point of beginning.

Being a portion of the premises conveyed to the mortgagor by Ben F. Perry by deed recorded in Book of Deeds 425 at Page 163.

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.

For Release See Deed Book 436 Page 330 and to Cecil M. Williams

24 Sept. 51
Ruth White
Marsadine Mathis
Bobby
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P. 23308