

USL—First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.

DEC 15 11 50 AM 1951

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Lina M. Dillard, (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 Six Thousand and No/100- - - - - DOLLARS (\$ 6,000.00), 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, Chick Springs Township, on the East side of the Old Rutherford Road, and having according to a Plat made by J. C. Hill on June 22, 1950 the following metes and bounds, to-wit:

"BEGINNING at an iron pin in the center of Old Rutherford Road, at a nail cap, and running thence S. 78-15 E. 661.2 feet to an iron pin; thence N. 3-30 E. 141 feet to an iron pin at corner of lot this day conveyed to Paul C. Dillard; thence with the line of said lot, N. 46-20 W. 243.1 feet to an iron pin; thence continuing N. 27-20 W. 158.8 feet to an iron pin on a County Road; thence with the Southern side of a County Road, N. 78-30 W. 176.6 feet to an iron pin on the East side of the Old Rutherford Road; thence with the Old Rutherford Road, S. 34 W. 115.6 feet to an iron pin at corner of lot heretofore conveyed to Edith Louise Hall et al; thence with the line of said lot, S. 59-11 E. 284 feet to an iron pin; thence with the rear line of the Hall lot, S. 3-30 W. 86 feet to an iron pin; thence N. 47-45 W. 352.3 feet to an iron pin on the Old Rutherford Road; thence with the Old Rutherford Road, S. 34 W. 97.4 feet to pin; thence continuing with said road, S. 29-45 W. 9 feet to the point of beginning."

Said premises being a portion of the property conveyed to the mortgagor by deed recorded in Volume 172 at Page 453.

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.