

MAY 27 3 25 PM 1960

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R.M.C.

ELLIE FANNING
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USL—First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Furman V. Hembree

(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 **Nineteen Hundred Fifty and No/100- - - -** DOLLARS (\$1950.00), 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 Greenville Township, on the Southern side of Elizabeth Drive in the subdivision known as North Sunset Hills, being shown as lots Nos. 30 and 31, on a plat made by Dalton & Neves in July 1941, recorded in the R.M.C. Office for Greenville County in Plat Book L at Page 92, and when described together have the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Southern side of Elizabeth Drive, joint front corner of lots Nos. 29 and 30, and running thence along the common line of said lot S. 34-50 E. 155.4 feet to an iron pin on the Northern side of a five foot strip reserved for utilities; thence along the Northern side of said strip reserved for utilities, S. 58-56 W. 67 feet to an iron pin in rear line of lot No. 31; thence continuing with the rear line of lot No. 31, S 50-06 W. 56 feet to an iron pin, joint rear corner of lots Nos. 31 and 32; thence with the rear line of lot No. 32, N. 36-53 W. 154.4 feet to an iron pin on the Southern side of Elizabeth Drive; thence along the Southern side of Elizabeth Drive, N. 54-08 E. 64 feet to an iron pin, joint front corner of lots Nos. 30 and 31; thence continuing with the Southern side of said Drive, N. 55-02 E. 64 feet to an iron pin, the point of beginning."

Together with a one-half interest in the five-foot utilities alley adjacent to the rear of said lots. The above premises are the same conveyed to the mortgagor by C. F. Haynsworth, Jr. as Trustee by deed dated August 30, 1946, recorded in Volume 298 at Page 130.

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.