

USL—First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE CO. S. C.

AUG 16 7 45 AM 1945

ELLIE FARMER R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:
We, H. D. Caldwell and Helen W. Caldwell

(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 Eleven Thousand and No/100- - - DOLLARS (\$11,000.00), 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, in Greenville Township, in the City of Greenville, being known and designated as lot No. 105 and the Easterly and adjoining one-half of lot No. 104 of Cleveland Forest, and having according to plat prepared by Dalton & Neves, Engrs., May 1940, and as revised in September 1945, recorded in Plat Book M at Page 137, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the North side of Wilderness Lane, at joint front corner of lots 105 and 106, and said pin being 449 feet Northeast from an iron pin in the Northeast corner of the intersection of Wilderness Lane, and an unpaved road; thence continuing along North side of Wilderness Lane, N. 72-16 E. 90 feet to iron pin, at front center of lot 104; thence N. 17-44 W. 160 feet to iron pin at rear center of lot 104; thence S. 72-16 W. 90 feet to iron pin at joint rear corner of lots 105 and 106; thence S. 17-14 E. 160 feet to iron pin on North side of Wilderness Lane, joint front corner of lots 105 and 106, the point of beginning."

Being the same premises conveyed to the mortgagors by deed recorded in Volume 325 at Page 170.

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.

W.P. Merritt
Margaret Huppman
Gene B. Bonds

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