

GREENVILLE CO. S. C.
DEC 11 3 40 PM 1952

USL—First Mortgage on Real Estate

OLLIE FARNSWORTH
MORTGAGESTATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, PAUL C. 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 FOUR THOUSAND FIVE HUNDRED AND NO/100 - - - - - DOLLARS (\$ 4,500.00), 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, City of Greenville, on the Northern side of Montclair Avenue (formerly Fairview Avenue), being shown as all of Lot 7 of Block L on plat of property of Highland Terrace prepared by W. J. Riddle, Surveyor, in October, 1936, which plat is recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book K, at page 120, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the Northern side of Montclair Avenue which point is 48 feet from the Northeastern intersection of said Avenue with Water Street, and running thence along the Northern side of said Avenue S. 70-47 E. 50 feet to the joint front corner of Lots 7 and 6; thence the joint line between these lots N. 20-16 E. 150.8 feet to the joint rear corner of said lots; thence running the rear line of Lot 7, N. 70-47 W. 55.4 feet to the joint rear corner of Lots 7 and 8; thence running the joint line between these lots S. 18-04 W. 151 feet to their joint front corner, the beginning point.

Being the identical property conveyed to Paul C. Dillard by Lucy L. Hindman on August 26, 1952 which deed is recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 462, at Page 4, said deed having been recorded August 29, 1952.

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.