

USL - First Mortgage on Real Estate

DEC 24 10 28 AM 1952

MORTGAGE

OLLIE FARNSWORTH R. M. C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

B. E. TEMPLETON

(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 Four and One-Half 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 the City of Greenville, situate on the Southwest side of Highland Drive, being shown as a portion of Lot 49 and a portion of a lot adjacent thereto as shown on a plat of Property of C. B. Martin, made by R. E. Dalton, Engineer, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "F", pages 102 and 103, and having according to a survey made by Pickell and Pickell, Engineers, August 20, 1952, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of Highland Drive at joint front corner of Lots 49 and 50, and running thence S. 60-22 W. 174.1 feet to an iron pin; thence N. 28-54 W. 100 feet to an iron pin; thence with the line of property of W. H. Balentine, Jr., N. 61-08 E. 152.8 feet to an iron pin on the Southwest side of Highland Drive; thence with the Southwest side of Highland Drive S. 41-10 E. 100 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of W. H. Balentine, Jr., dated September 19, 1952, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 463, at page 313.

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.

14 Jan. 54
W. R. Merritt
Lottie N. Galphin
Milton Whitmore

14 Jan 54
Ollie Farnsworth
4:45 P 1005