

FILED  
GREENVILLE CO. S. C.

USL—First Mortgage on Real Estate

MORTGAGE 5 9 21 AM 1953

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

LILLIE FARNSWORTH  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, A. M. Phillips and Wayne Heil, t/a

P. & H. Builders,

(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 Forty-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, Gantt Township, being situate on the Northern side of Pacific Avenue, in the City of Greenville, being known and designated as Lot No. 338 on Plat of Pleasant Valley, made by Dalton & Neves in April 1946, as revised September, 1950, recorded in Plat Book P at Page 114, and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Northern side of Pacific Avenue at the joint front corner of lots Nos. 339 and 338, said iron pin being 120 feet from the Northeastern corner of the intersection of Pacific Avenue with Panama Avenue, and running thence along the joint line of Lots Nos. 338 and 339, N. 0-08 W. 160 feet to iron pipe; thence N. 89-52 E. 60 feet to iron pin at rear corner of lot No. 337; thence S. 0-08 E. 160 feet to iron pin on Pacific Avenue; thence along Pacific Avenue, S. 89-52 E. 60 feet to iron pin, the point of beginning."

Said premises being the same conveyed to the mortgagors by deed recorded in Book of Deeds 469 at Page 98.

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.