

USL—First Mortgage on Real Estate

MORTGAGE

FILED  
GREENVILLE CO. S.

FEB 25 13 PM 1955

OLLIE FARNSWORTH  
R.M.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, T. J. Brown and Velma P. Brown

(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 Three Thousand and No/100- - - - -

DOLLARS (\$ 3000.00 ), 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 East side of Willis Avenue, near the City of Greenville, being known and designated as lots Nos. 31 and 32, Block B, as shown on plat of property of Alice M. & H. H. Willis made by W. J. Riddle, Surveyor in November 1939, recorded in the R.M.C. Office in Plat Book J at Pages 150 and 151, and when described together have the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the East side of Willis Avenue at corner of lot 30, and running thence with line of lot 30, S. 80-30 E. 383 feet to iron pin; thence N. 36-15 E. 100 feet to pin in line of lot 14; thence N. 49-30 W. 271 feet to iron pin in line of lot 14; thence S. 64-35 W. 61.4 feet to pin; thence N. 13-15 W. 129 feet to iron pin; thence S. 64-15 W. 137.5 feet to pin on Willis Avenue; thence with Eastern side of Willis Avenue, S. 6-30 W. 236 feet to pin; the point of beginning, containing 2.10 acres. Being the same premises conveyed to the mortgagors by deed recorded in Volume 256 at Page 284."

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.