

First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE CO. S. C. FEB 1 12 00 PM 1954 ELLIE FARNSWORTH S.M.C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, C. G. Mason, (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

Nine Thousand and No/100 DOLLARS (\$ 9,000.00), with interest thereon from date at the rate of 4 1/2 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 McDaniel Avenue, and being known and designated as Lot No. 9, on plat of the property of Wade Cothran, made by Dalton & Neves, Engrs., in July 1927, recorded in Plat Book "H", at Page 163, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the East side of McDaniel Avenue, at the Southwest corner of Lot No. 8, which pin is 85 feet from the corner of McDaniel Avenue and Cothran Street, and running thence along line of Lot 8, S. 84-39 E. 170.4 to pin in line of Lot No. 12; thence along line of Lot 12, S. 9-35 W. 75 feet to iron pin front corner of Lots 12, 10 and 9; thence along line of Lot 10, S. 07-05 W. 174 feet to iron pin on East side of McDaniel Aven; thence along the East side of McDaniel Avenue, N. 9-35 E. 100 feet to beginning corner."

And being the same premises conveyed to mortgagor by Anna I. Huguenin Lowndes by deed recorded in Volume 288, at Page 197.

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.

Handwritten notes and signatures at the bottom of the page, including the date 'July 55' and other illegible markings.