

First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE CO. S. C.

MAY 22 11 28 AM 1934

OLLIE FARNINGHAM R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, W. L. Burty and Miriam W. Burty (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 Five (5%) 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, being shown as portions of Lots Nos. 45 and 48 on plat of the property of the Estate of D. W. Cochrane and Minnie P. Cochrane, recorded in the R. M. C. Office for Greenville County in Plat Book I, Pages 91 and 92, and having the following metes and bounds, to wit:

BEGINNING at a stake on the northwest side of West Augusta Place Street, which stake is 10 feet southwest of the joint corner of Lots Nos. 44 and 45, and running thence along the northwest side of West Augusta Place Street, S. 37-56 W. 70 feet to stake; thence N. 52-04 W. 165 feet to point in line of Lot No. 47; thence with rear line of Lots Nos. 47 and 46 N. 37-56 E. 70 feet to a stake in rear line of Lot 46; thence S. 52-04 E. 165 feet to stake on West Augusta Place Street, the point of beginning. Said premises being that conveyed to Carlyle L. Parrott and Viola Wilkie Parrott by Minnie P. Cochrane, by deed dated January 23, 1940, recorded in Book of Deeds 217, Page 356.

Said property will be the same premises conveyed to the Mortgagors by Carlyle L. Parrott and Viola Wilkie Parrott by deed to be recorded herewith.

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.