

USL—First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ALFRED C. MANN, JR. (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 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 Gantt Township, on the northwest corner of the intersection of Mayflower Avenue and Pecan Drive being Lot No. 37 in a subdivision known as Pecan Terrace, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book "GG", page 9 and being more particularly described as follows, to-wit:

BEGINNING at an iron pin on the north side of Pecan Drive at the joint front corner of Lots Nos. 36 and 37 and running thence with the joint line of said lots N. 40-27 E. 109.8 feet to an iron pin corner of Lot No. 19; thence with the line of that lot S. 39-26 E. 110.6 feet to an iron pin on the west side of Mayflower Avenue; thence with said Avenue S. 36-23 W. 60 feet to an iron pin; thence a circular line at the street intersection, the chord of which is S. 82 W. 35 feet to an iron pin on Pecan Drive; thence with said Drive N. 52-22 W. 90 feet to the beginning corner.

The above described property is the same conveyed to me by A. C. Mann by his deed dated September 18, 1954 and recorded of even date 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.

12 Jan 55  
Elizabeth Nicoll  
Sarah Robinson  
Jane B. Esler

12 Jan 55  
Allie Farnsworth  
P. 987