

First Mortgage on Real Estate

MORTGAGE

DEC 7 2 44 PM 1954

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Louie M. Gilbert (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

Four Thousand and No/100 - - - - -
DOLLARS (\$ 4000.00), 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 Butler Township, a short distance East of the corporate limits of the City of Greenville and about 1/4 mile North of the Old Spartanburg Road and near a branch and on the North side of said branch and North of the Old Miles McCarter House and having the following metes and bounds to wit:

"BEGINNING at an iron pin on a new road and on the line of other property of John T. Gilbert and on the corner of property heretofore conveyed by John T. Gilbert to Hudson, and running thence with Hudson's line S. 41-7 1/2 E. 153.8 feet to an iron pin on Hudson corner; thence S. 47-30 W. 115.2 feet to a stake in the line of property now or formerly belonging to T. P. Golightly, which iron pin is 1270 feet in a northerly direction from a nail in bridge on Old Spartanburg Road; thence with Golightly's line N. 73-30 W. 239.6 feet to an iron pin in the road first above mentioned; thence along said road N. 59-45 E. 244 feet, more or less, to the beginning point."

Being the same property conveyed to the mortgagor by John T. Gilbert by deed recorded in Deed Book 426 at Page 392.

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.