

FILED
GREENVILLE CO. S. C.

First Mortgage on Real Estate

MORTGAGE MAR 31 5 05 PM 1935

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARMER
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, William James Morgan (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 Five Thousand and No/100 - - - - DOLLARS (\$ 5000.00), 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, and in Ward One of the City of Greenville, on the north side of West Park Avenue, and being known and designated as all of Lot No. 1 and the western half of Lot No. 2 of the property of Ava C. Ferguson, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book C at Page 254 and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the northeast corner of the intersection of Mansell Street and West Park Avenue, and running thence along the east side of Mansell Street, N. 20-45 E. 141 feet to an iron pin at the southeast corner of the intersection of a 14-foot alley with said Mansell Street; thence along the south side of said alley S. 75-30 E. 83.5 feet to an iron pin in the center of the rear line of Lot No. 2 at the corner of lot now or formerly belonging to John E. Johnston; thence along the line of that lot S. 18-30 W. 140.7 feet to an iron pin on the north side of West Park Avenue; thence along the north side of West Park Avenue, N. 76-30 W. 83.5 feet to the beginning corner."

Being the same premises conveyed to the mortgagor by two separate deeds 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.

9 April 35
Patty Ferguson
Mrs. M. Ferguson
J.E.

11 April 35
Ollie Farmer
R.M.C.
7273