

First Mortgage on Real Estate

MORTGAGE 19 3 49 PM 1955

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Hilda Kelley Guthrie

(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

Sixteen Thousand and No/100 - - -
DOLLARS (\$ 16,000.00), 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 Greenville Township, near the City of Greenville, at the northwest corner of the intersection of Garden Terrace and Crestwood Drive, and having according to recent survey thereof made by Piedmont Engineering Service on February 20, 1953, recorded in Plat Book "DD" at Page 67, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the eastern side of Crestwood Drive, which pin is at the northwestern corner of the intersection of Garden Terrace and Crestwood Drive and running thence along the eastern side of Crestwood Drive N. 27-30 E. 155 feet to iron pin in line of Lot conveyed to Geraldine P. Crane; thence along line of Crane property S. 62-30 E. 200 feet to iron pin in line of property of J. LaRue Hinson; thence with the line of said property S. 27-30 W. 187.6 feet to iron pin in line of Garden Terrace; thence along the northern side of Garden Terrace, N. 60-20 W. 175.3 feet to pin at corner of the intersection of Garden Terrace and Crestwood Drive; thence along the curve, the chord of which is N. 16-31 W. 36.1 feet, to the beginning point."

The above described premises being the same conveyed to the mortgagor by deed recorded in Deed Book 518 at Page 505.

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.