

First Mortgage on Real Estate

MORTGAGE APR 20 4 34 PM 1956

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.R.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Albert R. McGarity and Edna O. McGarity

(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

TWENTY TWO HUNDRED FIFTY AND NO/100
DOLLARS (\$ 2250.00), 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 being known and designated as Lot #38 in Section 1 on a plat entitled "Subdivision of Village Houses of F. W. Poe Mfg. Co." in Greenville, South Carolina, made by Dalton & Neves in July, 1950 and recorded in Plat Book Y at pages 26-31 in the RMC Office for Greenville County, and having according the said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of "B" Street at the joint corner of Lots 38 and 64 of Section 1 and running thence with line of lot 64, S. 41-27 E. 85 feet to an iron pin; thence S. 49-0 W. 56.1 feet to an iron pin, joint rear corner of lots 37 and 38; thence with line of lot 37, N. 40-37 W. 85 feet to an iron pin on "B" Street; thence with the said Street, N. 49-0 E. 55 feet to "B" corner.

Being the same property conveyed to mortgagors by deed recorded in Deed Book 420 at Page 214.

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.