

First Mortgage on Real Estate

MORTGAGE JAN 4 5 34 PM

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

WILLIE FARNOW
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, John S. Taylor, 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 five and one-half 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 lots of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

being known and designated as Lots Nos. 62 and 63 on Plat known as Perry Property recorded in Plat Book I, at page 32 and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of McMakin Drive, said pin being 100 feet in an easterly direction from the intersection of King Street and McMakin Drive, and running thence with the line of Lot No. 64, S. 10-17 E. 150 feet to an iron pin; thence N. 79-28 E. 100 feet to an iron pin at the joint rear corner of Lots Nos. 61 and 62; thence with the line of Lot No. 61, N. 10-17 W. 150 feet to an iron pin on McMakin Drive; thence with McMakin Drive, S. 79-28 W. 100 feet to the point of beginning.

Being the same property conveyed to the Mortgagor by Deed of Frank E. Anderson 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.

[Handwritten signatures and notes at the bottom of the page, including names like "John S. Taylor, Jr." and "Willie Farnow" and dates like "Jan 4 1954"]