

First Mortgage on Real Estate

FILED  
GREENVILLE CO. S. C.

BOOK 724 PAGE 125

**MORTGAGE**

SEP 10 9 11 AM 1957

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Ben Baldwin

(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 Seventy-Five Hundred and No/100- - - -

DOLLARS (\$ 7500.00 ), with interest thereon from date at the rate of Five & 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 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 Austin Township, lying on the Southwest corner of the intersection of Hyde Circle with an unnamed Street, near the City of Greenville, being shown and designated as lot # 17, on a plat of the property of H. C. Taylor, prepared December 1956, by C. O. Riddle, and according to said plat being more particularly described as follows:

"BEGINNING at an iron pin on the Southwest corner of the intersection of Hyde Circle with said unnamed Street, and running thence with the Southern side of said unnamed Street, S. 60-35 W. 150 feet to iron pin, at the corner of lot # 16; thence with the line of said lot, S. 29-25 E. 133.3 feet to iron pin in the rear line of property now or formerly of George W. Thompson; thence with the line of said property, N. 45-22 E. 39.9 feet to iron pin in line of property of H. C. Taylor; thence with the line of said property, N. 31-44 W. 23 feet to iron pin; thence continuing with line of said Taylor property, N. 60-35 E. 117 feet to iron pin on the West side of Hyde Circle; thence with the Western side of said circle, N. 31-55 W. 100 feet to the beginning corner;"

Being the same property conveyed to the mortgagor by J. O. Shaver by deed to be recorded.

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.