

First Mortgage on Real Estate

FILED  
GREENVILLE CO. S. C.  
**MORTGAGE**

MAR 18 1964

5:28 P. M.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE F. WORTH  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MARY ANN ALLEN

(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 Ten Thousand Five Hundred and No/100 ----- DOLLARS (\$10,500.00), 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.

<sup>those two</sup> "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, being shown as the major portion of Lot 19 and the rear portion of Lot 4, Block B, as shown on plat of the Utopian Development Company recorded in Plat Book M, Page 13, and being more particularly described as follows:

BEGINNING at an iron pin on the eastern side of Arcadia Drive at the joint corner of Lots 19 and 2 and running thence with the rear lines of Lots 2, 3 and 4 in a northeasterly direction 170 feet to pin in rear line of Lot 5; thence continuing N. 0-3 W. 31 feet to pin; thence in a southwesterly direction 129.6 feet more or less to pin on Arcadia Drive; thence with the eastern side of said drive S. 25-08 E. 155 feet to the point of beginning.

ALSO: The rear portion of Lot 4 described as follows: BEGINNING at an iron pin at the joint rear corner of Lots 3 and 4 and running thence with the joint line of said lots S. 79-36 E. 66 feet to pin at corner of lot conveyed to Kenneth McGregor which deed is recorded in Deed Book 406, Page 29; thence with the rear line of said lot N. 4-35 E. 59.5 feet to pin in line of Lot 5; thence with the line of Lot 5 N. 84-08 W. 55 feet to pin in line of Lot 19; thence with the line of Lot 19 in a southwesterly direction 55 feet to the beginning corner.

Being the same premises conveyed to the mortgagor by deed of Jessie T. Smith and Lawton E. Smith 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.

RECORDED AND INDEXED BY REC'D  
13th June 1964  
S. H. C. FOR GREENVILLE COUNTY, S. C.  
BY 1:13 OLLIE F. WORTH