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First Mortgage on Real Estate

MORTGAGE

OLLIE FARNSWORTH R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WE, RALPH L. POWELL & HARRY H. POWELL

(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 THOUSAND AND NO/100

DOLLARS (\$ 20,000.00), with interest thereon from date at the rate of five & three-fourths per centum per annum, said principal and interest to be repaid in monthly instalments of Two Hundred Twenty and no/100----- Dollars (\$ 220.00) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, 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, including advances made by the Mortgagee on other or no security:

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, at the Northwest corner of the intersection of North Main Street and West Stone Avenue in the City of Greenville, South Carolina and having according to a survey made by Piedmont Engineering service, August 2, 1961, the following metes and bounds to-wit:

BEGINNING at an iron pin at the Northwest corner of the intersection of North Main Street and West Stone Avenue and runs thence with the North side of West Stone Avenue N 84-57 W, 138.85 feet to an iron pin; thence N 5-30 E, 200 feet to an iron pin; thence S 85-47 E, 50 feet to an iron pin; thence S 5-28 W, 56.75 feet to an iron pin; thence S 84-34 E, 121.8 feet to an iron pin on the West side of North Main Street; thence along the West side of North Main Street S 18-23 W, 147.25 feet to the BEGINNING corner.

This is the same property conveyed to us by and in three (3) separate parcels, one of said parcels was conveyed to the mortgagor Ralph L. Powell by deed of Gladys M. Martin, dated June 25, 1936, recorded in deed book 171, page 381 and thereafter the said Ralph L. Powell conveyed an undivided one-half interest in said parcel to the mortgagor Harry H. Powell by deed dated May 8, 1953, recorded in the R. M. C. Office for Greenville County, S. C. in deed book 478, page 443. Another portion of said property was conveyed to the mortgagor Ralph L. Powell by deed of E. Inman, Master, dated April 15, 1933, recorded in deed book 173, page 10 and thereafter the said Ralph L. Powell conveyed an undivided one-half interest in said parcel of land to mortgagor Harry H. Powell by deed dated March 24, 1949, recorded in the R. M. C. Office for Greenville County in deed book 376, page 328. The remaining portion of said property was conveyed to the mortgagors herein by deeds of Lucille Johnston James, W. F. James, Garland Carrier, Laura W. Alexander and Onie W. Burnett, which deed is to be recorded herewith and by deed of James Carrier and Lanier L. Carrier, which deed is to be recorded herewith in the R. M. C. Office for Greenville County, South Carolina

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.

Copy submitted to Mortgagor by Ollie Farnsworth, Sec. R. M. C. Greenville, S. C.