

GREENVILLE CO. S. C.

MAIN

OCT 20 10 28 AM '70

BOOK 1170 PAGE 93

OLLIE FARNSWORTH  
R. H. C.

242-1360  
First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Floyd Ellis and Josie S. Ellis (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) in the sum of Two Thousand Seven Hundred and no/100-----DOLLARS (\$ 2,700.00 ), with interest thereon at the rate of eight per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is ten years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, 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, on the south side of Seventh Street, in Section No. 4 of Judson Mill Village, near the City of Greenville, being known and designated as Lot No. 36 as shown on a plat of Section No. 4 of Judson Mill Village, made by Dalton and Neves, Engineers, January, 1941, which plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book K, at Pages 75 and 76, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeast corner of the intersection of Seventh Street and Neubert Avenue, and running thence with the south side of Seventh Street N. 88-10 E. 54 feet to an iron pin, joint front corner of Lots Nos. 36 and 37; thence with the line of Lot No. 37, S. 1-42 E. 120 feet to an iron pin in the line of Lot No. 1; thence with the line of Lot No. 1 S. 88-10 W. 64 feet to an iron pin on the east side of Neubert Avenue; thence with the east side of Neubert Avenue N. 1-42 W. 110 feet to an iron pin on said Avenue; thence continuing with the curve of Neubert Avenue, N. 43-12 E. 14 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of Charles F. Ellis, Jr. 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.