

FHA Form No. 217 (Rev. 1-22-64)

MORTGAGE

JULIE FARNSWORTH R.M.C.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

To ALL WHOM THESE PRESENTS MAY CONCERN:

I, Ralph E. Fagan
Greenville, S. C.

of
, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto
Fidelity Federal Savings & Loan Association

, a corporation organized and existing under the laws of South Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Sixty-Eight Hundred and No/100 Dollars (\$ 6800.00), with interest from date at the rate of Four and one-fourth per centum (4 1/4 %) per annum until paid, said principal and interest being payable at the office of Fidelity Federal Savings & Loan Association in Greenville, S. C., or at such other place as the holder of the note may designate in writing, in monthly installments of Forty-Two and 16/100- - - - August - - - - Dollars (\$ 42.16), commencing on the first day of August, 19 51, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of July, 19 71.

Now, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina: being known and designated as lot 11 and the Eastern portion of lot 10, as shown on two plats of Ethel Y. Perry Estate recorded in Plat Book B at Page 33 and Plat Book R at Page 5, and according to a more recent survey prepared by J. C. Hill June 26, 1951, is described as follows:

BEGINNING at an iron pin on the Northeast side of Newland Avenue, joint front corner of lots 11 and 12, which point is 109 feet Northwest of the intersection of Newland Avenue, and Perry Road, and running thence along said Avenue, N. 54-00 W. 70.1 feet to an iron pin in the front line of lot 10; which pin is 10.1 feet Northwest of the joint front corner of lots 10 and 11, and running thence through lot 10, N. 27-17 E. 61.4 feet to an iron pin; thence N. 83-58 E. 90 feet to an iron pin; thence S. 33-30 E. 18.4 feet to an iron pin at the joint rear corner of lots 11 and 12; thence with joint line of said lots, S. 36-00 W. 113 feet to the point of beginning. Being the same premises conveyed to the mortgagor by Louise C. Truettell by deed 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 equipment now or hereafter attached to or used in connection with the real estate herein described.

To HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the