

GREENVILLE CO. S. C.

JAN 15 12 21 PM 1952

USL - First Mortgage on Real Estate

OLLIE FARNSWORTH  
MORTGAGE M.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, G. W. James

(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 Four Thousand and No/100- - - - - DOLLARS (\$ 4,000.00 ), 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.

"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 the City of Greenville, on the Western side of Ware Street, being more particularly described as follows:

"BEGINNING at an iron pin at the joint corner of Lots Nos. 10 and 11, and running thence with Lot No. 11, N. 70 W. 190 feet to an iron pin; thence S. 20 1/4 E. 57 1/2 feet to an iron pin; thence S. 70 E. 190 feet to an iron pin on Ware Street; thence with the Western side of Ware Street, N. 20 1/4 W. to the beginning corner, being lot 10-B of the Ware Property, containing one-quarter of an acre, more or less."

Being the same premises conveyed to Clifton H. Richey by deed recorded in Book of Deeds 49 at Page 368; being devised by Clifton H. Richey to Fannie Smith Richey by will on file in the Office of the Probate Court in Apartment 594, File 30; and being devised by Fannie Smith Richey to the grantors by will on file in the Office of Probate Court in Apartment 598, File 2.

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.