

FEB 18 3 15 PM 1962

BOOK 523 PAGE 25

USL—First Mortgage on Real Estate

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, G. L. Muckenfuss,

(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 **Eleven Thousand Four Hundred-----**
DOLLARS (\$11,400.00), with interest thereon from date at the rate of **five (5%)** 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, known and designated as a portion of Lots Nos. 43, 44 and 45, Section H, Croftstone Acres, as shown on plat recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book S, Pages 78 and 79, and being more particularly described as Lot No. 2 according to plat of property of R. M. Gaffney and C. E. Robinson, Jr., prepared by Dalton & Neves, recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book AA, Page 133:

BEGINNING At an iron pin on the East side of Broughton Drive, joint front corner of Lots Nos. 1 and 2, and running thence N. 58-28 E. 59.1 feet to an iron pin; thence S. 88-52 E. 97.2 feet to a point, northwest corner of a ten-foot drive; thence along the West side of said ten-foot drive, S. 0-37 W. 43.6 feet to the North side of Wedgewood Avenue; thence along the North side of Wedgewood Avenue, S. 61-04 W. 185 feet to intersection of East Broughton Drive with North Wedgewood Avenue; thence along the East side of Broughton Drive, N. 7-54 E. 105 feet to the beginning corner.

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.