

FEB 21 8 42 AM 1952

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:

We, James Hugh Davis, Jr. and
Rachel Pruitt Davis,

(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 Five Thousand and No/100- - - - - DOLLARS (\$ 5,000.00), 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, Greenville Township, within the corporate limits of the City of Greenville, and being known and designated as Lot No. 99 of a subdivision known as Vista Hills, recorded in Plat Book P at Page 149, and described as follows:

- "BEGINNING at a point on the Northwestern side of Ashford Avenue at the joint front corner of Lots Nos. 98 and 99, said point being 225 feet Southwest of the Northwestern intersection of Ashford Avenue and Wayne Street, and running thence N. 60-23 W. 170.7 feet to a point in the center of a 15-foot alley; thence with the center of said 15-foot alley, S. 22-03 W, 40 feet to a point; thence continuing with the center of said 15-foot alley, S. 18-32 W. 65 feet to a point; thence S. 70-28 E. 165.6 feet to a point on the Northwestern side of Ashford Avenue at the joint front corner of Lots 99 and 100; thence with the Northwestern side of Ashford Avenue, N. 19-32 E. 42.3 feet to a point; thence continuing with the Northwestern side of Ashford Avenue, N. 24-04 E. 32.7 feet to the point of beginning."

THE ABOVE description includes one-half of a 15-foot alley at the rear of this lot, but it is distinctly understood and agreed that this rear 7½ feet of this lot, together with the rear 7½ feet of the lots adjoining it in the rear, shall be used as a public alley, as shown on said plat for Vista Hills.

Said premises being the same conveyed to James Hugh Davis, Jr. by deed recorded in Book of deeds 449 at Page 270; the said James Hugh Davis, Jr., having conveyed a one-half interest to Rachel Pruitt Davis by deed to be recorded.

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.

1175 Jan. 54
Ollie Farnsworth
1:57
1175 January 54
Ollie Farnsworth
Rachel Pruitt Davis