

FILED
GREENVILLE CO. S. C.

USL—First Mortgage on Real Estate

MORTGAGE

APR 4 3 03 PM 1952

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. C. Hughes

(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 Three Thousand and No/100- - - - -
DOLLARS (\$ 3000.00), 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 Paris Mountain Township, being a part of Tract No. 1 in the subdivision of the Mary J. McNabb lands, according to a survey and subdivision made by W. A. Hester, October 30, 1922, and containing 16.22 acres, more or less, and described as follows:

"BEGINNING at an iron pin, near the Northwest corner of said tract and is the Southern line of Farr's Bridge Road, and running thence N. 29-00 W. 0.24 to a point in the center of said road, and in line with the W.A. Taylor land; thence along the center of said road the following courses and distances: N. 62-45 E. 2.32; N. 77-15 E. 2.30; S. 86-00 E. 5.10; S. 80-00 E. 8.69; thence S. 16-45 W. 13.90 to an iron pin; thence S. 68-30 W. 3.04 to a cedar; thence N. 56-30 W. 3.30 to an iron pin; thence N. 14-00 W. 4.70 to a cedar; thence N. 29 W. 5.14 to a W.O.; thence N. 55 W. 5.90 to iron pin, at the beginning corner. This tract contains 15.43 acres.

"The above courses and distances are shown on plat drawn July 3, 1951, by John A. Smith and J. Coke Smith, Land Surveyors, and drawn from the W.A. Hester plat of October 30, 1922, and plat drawn by J. C. Hill, June 8, 1950.

"ALSO, a small parcel of land across the Farr's Bridge Road from the above described tract on which there is a spring and containing 0.79 of an acre, more or less, and described as follows:

"BEGINNING at an iron pin in the Western boundary of the Groce Road, 482 feet North ~~west~~ of the Southern boundary of Farr's Bridge Road, and running thence N. 27-51 W. 332.5 feet to a point in the Southern boundary of the Groce Road; thence along the southern and western boundary of said road as follows: S. 86-17 E. 90.9 feet; thence S. 46-13 E. 59.7 feet; thence S. 19-10 E. 65.5 feet; thence S. 0-13 E. 186.5 feet to beginning corner. These courses and distances are shown on a plat of the Nannie McRabb Lands made by D. E. Woodward and J. Mac Richardson in September, 1951."

Being the same premises conveyed to the mortgagor by Bertha M. Brockman.

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.

Handwritten notes:
30
June 52
W. C. Hill
July 3, 1951
17
18
17846