

FILED  
GREENVILLE CO. S. C.

USL—First Mortgage on Real Estate

MORTGAGE 11 51 AM 1953

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Fred McMahan

(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 Ten Thousand and No/100- - - - DOLLARS (\$10,000.00), 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, in Greenville Township, on the Northwest side of Franklin Road, near the City of Greenville, being shown as lots Nos. 223 and 224, as shown on a plat of property of Colonia Company, recorded in Plat Book J at Pages 4 and 5, and described as follows:

"BEGINNING at a stake on the Northwest side of Franklin Road, at corner of lot No. 222, and running thence with line of said lot, N. 57-32 W. 200 feet to a stake at corner of lot No. 416; thence with the lines of lots Nos. 416 and 415, N. 32-58 E. 142.8 feet to a stake at corner of lot No. 225; thence with the line of said lot, S. 57-02 E. 200 feet to a stake on Franklin Road; thence with the Northwest side of said Road, S. 32-58 W. 141 feet to the beginning corner."

Agnes Davis McMahon died intestate December 6, 1952, leaving as her sole heirs at law the mortgagor, Fred McMahon, and three children, Carl N. McMahon, Roger D. McMahon and Joyce M. Kimball, and the three children by deed dated December 16, 1952, conveyed all their undivided interest in the premises to Fred McMahon, by deed recorded in Volume 469 at Page 172.

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.