

JAN 9 4 10 PM 1953

OLLIE FARNSWORTH
R.M.C.

U.S.L.—First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Quentin T. Gilbert

(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 Thirty-Six Hundred and No/100- - - -
DOLLARS (\$ 3600.00), 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 Butler Township, containing 36 acres, more or less, according to plat of the property of Tom Radden, made by W. J. Riddle, February 1949, recorded in Plat Book W at Page 7, in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit ;

"BEGINNING at a stake at the corner of property of Larkin Durham, which stake is at the intersection of two branches and running thence with branch S. 41-40 E. 225 feet to a point in center of bridge crossing said branch; thence with center of Pelham Road, S. 36-29 W. 125 feet; thence continuing along Pelham Road, the following courses and distances, S. 26-29 W. 200 feet, S. 22-39 W. 400 feet, S. 16-28 W. 400 feet, S. 26-08 W. 454.7 feet to stake in center of Pelham Road; at a point where a County Road intersects said Pelham Road, which point is the corner of a tract of land conveyed to E. D. Smith; thence with line of land of E. D. Smith with center of County Road as a line, N. 73-30 W. 750.5 feet; thence N. 81-45 W. 763.5 feet; thence N. 44-00 W. 157 feet to point where said County Road is intersected by a branch and running thence with branch as a line the following courses and distances, N. 80-00 E. 350 feet, N. 66 E. 325 feet, N. 51 E. 300 feet, N. 3 W. 250 feet, N. 60-00 E. 500 feet and N. 73-00 E. 850 feet to the beginning corner."

Being the same premises conveyed to the Mortgagor by R. S. Saxon and Viola Saxon by deed to be recorded herewith.

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.