

APR 14 9 21 AM 1953

USL—First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Everett Nicholson, (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 Sixty-Seven Hundred and No/100- - - - - DOLLARS (\$ 6,700.00), with interest thereon from date at the rate of Five & One-Half 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 Bates Township, in the Town of Travelers Rest, being shown as all of Lots Nos. 30, 31, 55, 56 and a 35-foot strip taken from the Southern portion of Lot No. 70-A as shown on a revised plat of the "Love Estates", made by W. J. Riddle in February, 1940, recorded in the R. M. C. Office for Greenville County in Plat Book K at Page 31 and, when described as a whole, have the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the corner of Lot No. 29 of the said "Love Estates" on the road leading from the Buncombe Road into the business section of Travelers Rest, and running thence along said road, N. 64 E. 200 feet to an iron pin on corner of a 40 foot street; thence with the Western side of said 40 foot street, N. 25-41 W. 435 feet, more or less, to a fence; thence along said fence line, S. 64 W. 200 feet in a line parallel with the rear lines of Lots Nos. 55 and 56 and 35 feet distant therefrom to an iron pin in line of Lot No. 29, which pin is 435 feet, more or less, from the road first mentioned; thence S. 25-41 E. 435 feet, more or less, to beginning corner."

Said premises being the same conveyed to the mortgagor by J. G. Willis by deed recorded in Volume 297, Page 4.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same in any way incident or appertaining, and all of the rents, issues, and profits that may arise or be had therefrom, and including all heating, plumbing, and heating fixtures, equipment or fixtures now or hereafter attached, connected, or fitted thereto in accordance with the intention of the parties hereto that all such fixtures and equipment, and household furniture, be considered a part of the real estate.

See Bulletin Part 30 R 31