

First Mortgage on Real Estate

OCT 14 2 02 PM 1956
MORTGAGE

ELLIE FARRIS
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

EUGENE G. MARTIN and MARY HARRILL MARTIN - - - - -

(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 SEVEN THOUSAND, FIVE HUNDRED & NO/100 - - - - -

DOLLARS (\$ 7,500.00), 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 Southern side of Brookwood Drive, being known and designated as the Northern portion of Lot No. 45, as shown on a revised plat of Park Hill prepared by Dalton & Neves, Engineers, May, 1940, recorded in the R. M. C. Office for Greenville County, in Plat Book "J" at Page 208, and being more particularly described, according to said plat, as follows:

"BEGINNING at an iron pin on the Southwestern corner of the intersection of Brookwood Drive and Sevier Street, and running thence S.8-12 W. crossing a branch, 96 feet to an iron pin thence N. 66-30 W. 123.9 feet to an iron pin at rear corner of Lots. Nos. 43 and 44; thence with the line of said Lot 43, N.19-52 E. 85 feet to an iron pin on the Southern side of Brookwood Drive; thence with the Southern side of Brookwood Drive, S. 70-08 E. 104 feet to the beginning corner."

Said premises being the same conveyed to Mary Harrill Martin by W. B. Lewis by deed dated December 10, 1947, recorded in Volume 330 at Page 486; Mary Harrill Martin having conveyed an undivided one-half interest in and to said property to the mortgagor by deed recorded in Deed Book 347 at Page 475 on May 25, 1948.

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.