

USL—FIRST MORTGAGE ON REAL ESTATE

PROVENCE-JARRARD CO.—GREENVILLE 52192

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, J. Ben Watkins and Lula Hawkins Watkins

(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-Five Hundred & No/100

DOLLARS (\$ 3500.00), with interest thereon from date at the rate of five and 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,

GREENVILLE Township, on the northern side of Buist Avenue, near the City of Greenville, being the western sixty feet of Lot No. 17 as shown on plat recorded in Plat Book F, Page 204, and described as follows:

Beginning at a stake on the north side of said Avenue, corner of Lots Nos. 16 and 17, and running thence in a northerly direction with line of said lots, 170.5 feet to stake on an alley; thence in an easterly direction with said alley 60 feet to a stake; thence in a southerly direction and parallel to the first line above given 170.5 feet to stake on said Avenue; thence in a westerly direction with said Avenue 60 feet to the beginning corner; being the same property conveyed to the mortgagors by W. E. Ford and Effie Ford by deed recorded in Volume 262 at Page 373."

PAID AND SATISFIED IN FULL
THIS 15th DAY OF Aug 1947

FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION
BY W. R. Merritt
SECRETARY

WITNESSES:
Glady M. Means
Mary C. Merritt

SATISFIED AND CANCELLED OF RECORD
20 DAY OF August 1947
Ollie Farnsworth
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT 9 O'CLOCK A.M. NO. 16248

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.