

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE MAR 2 10 54 AM 1940

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

RECORDED
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Harold R. McGee and R.R. Page, (same as Rubert R. Page)

(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 Six Thousand * * * * * DOLLARS (\$ 6,000.00), 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, near the City of Greenville, on the Northern side of Buist Avenue, and being known and designated as all of Lot No. 16 and a Twenty-Five (25') strip from the Eastern side of Lot No. 15, as shown and designated on plat of sub-division known as "Oakland Heights," prepared by W.D. Neves, Engineer, which plat is recorded in Plat Book E, at page 105, R.M.C. Office for Greenville County, S.C., and according to said plat, when described collectively, having the following metes and bounds, to wit:

"BEGINNING at a point on the Northern side of Buist Avenue, which point is 575 feet from the intersection of the Northern side of Buist Avenue with the Eastern edge of Rutherford Road, and which point is 25 feet N. 65-30 W. of the joint front corner of Lots Nos. 15 & 16 (as shown on said plat); and running thence through Lot No. 15, N. 30-00 E. 189-1/2 feet to a point, which point is 25 feet N. 65-30 W. from the joint rear corner of Lots Nos. 15 & 16; thence along rear lines of Lots Nos. 6 & 7, S. 65-30 E. 125 feet to common corner of Lots Nos. 7 & 8 and 16 & 17; thence along joint line Lots Nos. 16 & 17, S. 30-00 W. 189-1/2 feet to point on the Northern side of Buist Avenue; thence along Northern side of Buist Avenue, N. 65-30 W. 125 feet to point of beginning. (The 19 foot alley shown on said plat has been closed and the above description includes one-half of said alley abutting Lots Nos. 15 & 16, as shown on said plat.)

Being the identical property conveyed to the mortgagors by deed of W. Claude Stewart to be recorded herewith and this mortgage is given to procure funds with which to pay a portion of the purchase price.

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.

7 Nov. 49
Lottie W. Gaepkin
Kathleen M. Friel
Estha W. Elder

7th November 49
Ollie Farnsworth
P. 26408