

USL—First Mortgage on Real Estate

MORTGAGE

OLLIE FARNSWORTH R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. H. Mauldin

(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 Twelve Thousand and No/100- - - - - DOLLARS (\$ 12000.00), 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 Greenville Township, known and designated as lot No. 2, Block K, of property of O.P. Mills recorded in R.M.C. Office for said County in Plat Book F, at Page 171, and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the South side of Prentiss Avenue 188 feet from the Southwest corner of Church Street and Prentiss Avenue; thence along line of lot No. 3, S. 44-33 E. 180 feet to an iron pipe on rear line; thence along rear line, N. 45-27 E. 25.3 feet to pipe on West side of Church Street; thence along West side of Church Street, N. 0-40 E. 51.3 feet to an iron pipe at corner of lot No. 1; thence along line of lot No. 1, N. 44-33 W. 143.5 feet to an iron pipe on the South side of Prentiss Avenue; thence along the South side of Prentiss Avenue, S. 45-27 W. 62 feet to the beginning corner. Being the same premises conveyed to the mortgagor by deed recorded in Volume 395 at Page 535."

"ALSO, all that other lot of land in Greenville Township, Greenville County, State of South Carolina, being known and designated as lot No. 3, Block K, as shown on plat of O.P. Mills Property, made by Dalton & Neves, April 24, 1924, recorded in Plat Book F, at Page 171, and having according to said plat the following metes and bounds:

"BEGINNING at an iron pin on the South side of Prentiss Avenue, corner of lot No. 2, and running thence with line of lot No. 2, S. 44-33 E. 180 feet to iron pin; thence S. 45-27 W. 62 feet to iron pin at rear corner of lot No. 4; thence along line of lot No. 4, N. 44-33 W. 180 feet to iron pin on South side of Prentiss Avenue; thence with the South side of said Prentiss Avenue, N. 45-27 E. 62 feet to the point of beginning. Being the same premises conveyed to the mortgagor by deed recorded in Volume 395 at Page 549."

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.

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J. H. Mauldin
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