

First Mortgage on Real Estate

MAR 29 10 49 AM 1957

MORTGAGE

OLLIE FARNSWORTH
R. M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Margaret I. Brissey

(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

SIXTEEN THOUSAND FOUR HUNDRED AND NO/100-----
DOLLARS (\$ 16,400.00), with interest thereon from date at the rate of **Five and one-half (5½)** 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, on both sides of Utility Street in the City of Greenville, being shown as lots nos. 3, 4, 5, 6, 7 and 7A on a plat of the property of E. G. Mallard, made by Dalton & Neves in November, 1932, recorded in Plat Book H at page 211, and described as follows:

BEGINNING at a stake on the Southern side of Utility St. 90 feet East from River St., at corner of Lot 2, and running thence with the line of said Lot S. 27-45 W. 95 feet to a point in the center of a spur track; thence with center of spur track; S. 61-45 E. 152.8 feet to a point in center of said track; thence S. 52-58 E. 102.5 feet to a point in center of said spur track; thence N. 63-53 E. 24.2 feet, more or less, to an iron pin in center of railroad right of way; thence N. 21-03 W. 275 feet to a point in said right of way; thence N. 37-32 W. 80 feet more or less to corner of lot 8; thence with the line of said lot, S. 35-10 W. 90 feet more or less, to a stake on Utility St.; thence with the Northern side of Utility S., S. 61-45 E. 139 feet to a stake; thence S. 27-45 W. 31.7 feet to a stake on the Southern side of Utility St., thence with the Southern side of Utility St. N. 61-45 W. 160 feet to the beginning corner. Together with all interest of the Mortgagor now owned or hereto acquired in what is now shown as Utility St.

Being the same property conveyed to Mortgagor by deed of I. M. Brissey, Jr. of even date to be recorded herewith.

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.