

FILED
GREENVILLE CO. S. C.

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JAN 17 11 45 AM 1948

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, C. W. Grubbs (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-One Hundred Fifty and No/100- - - - - DOLLARS (\$3150.00), 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, at the northeastern intersection of Cedar Lane Road and Smythe Street Extension, near the City of Greenville, being a portion of lots Nos. 7 and 8 of Block DD, a five foot strip off the rear of lots Nos. 1, 2 and 3 of Block DD and a ten foot strip shown as a ten foot alley, all as shown on plat of "Riverside" recorded in the R.M.C. Office in Plat Book A, at Page 323, and described as follows:

"BEGINNING at a stake at the northeastern intersection of Cedar Lane Road, and Smythe Street Extension, and running thence with the eastern side of Smythe Street Extension, in a northerly direction 118 feet to a stake on an alley; opened or to be opened; thence with the line of said alley, S. 79-21 E. 121.8 feet to a stake; thence in a southerly direction 79 feet to stake on Cedar Lane Road; thence with the northern side of Cedar Lane Road, S. 89-59 W. 130 feet, more or less, to the beginning corner; together with all my right and interest in the said ten foot alley in the rear of the above lots, opened or to be opened, being the same property conveyed to C.W. Grubbs by J. W. Henson by deed dated September 22, 1938, recorded in Volume 206 at Page 91. This being the remaining portion of lots Nos. 7 and 8 of Block DD after the relocation of Cedar Lane Road, and in addition all of the ten foot alley in the rear and a five foot strip off lots 1, 2 and 3 of Block DD."

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.

18 Dec 48
Lottie W. Galphin
Ruth J. Whitlock
Ruthleen M. Friel

18 Dec 48
Ollie Farnsworth
1204 P. 27563