

378 416

U.S. - FIRST MORTGAGE ON REAL ESTATE

FILED  
GREENVILLE CO. S. C.

MORTGAGE

JUN 23 3 58 PM 1948

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

ELIE FARNSWORTH  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, W. R. Babbs

(Mortgagor referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is now and has been indebted to 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 Two Thousand and No. 00 DOLLARS (\$2000.00) with interest thereon from date at the rate of 3 1/2% (3 1/2%) 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 Chick Springs Township, on the Western side of Churchill Avenue, being known and designated as Lot No. 140 of Piedmont Estates as shown on plat thereof prepared by Dalton and Neves, Engineers, in December, 1944, as revised in June, 1945 and in August, 1946, and recorded in the Office of R. M. C. for Greenville County in Plat Book "M" at Page 123, and being more particularly described, according to said plat, as follows:

"BEGINNING at an iron pin on the Western side of Churchill Avenue, joint front corner of Lots Nos. 139 and 140, which pin is 115.2 feet in a Southerly direction from the intersection of Churchill Avenue and Halsey Street, and running thence with the joint lines of said lots, N. 66-00 W. 168.6 feet to an iron pin in line of Lot No. 169; thence with the line of said lot, S. 24-00 W. 60 feet to an iron pin, joint corner of Lots Nos. 140 and 63; thence with the joint lines of said lots, S. 66-00 E. 172 feet to an iron pin on the Western side of Churchill Avenue; thence with said Avenue, N. 20-47 E. 60 feet to the beginning corner."

Said premises being a portion of the premises conveyed to the mortgagor by P. R. Long and Walter W. Goldsmith by deed to be recorded.

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.

PAID AND SATISFIED IN FULL  
31 May 56  
Edigabatah Nica  
Dennis McCrain  
James B. Earda

RECORDED AND CANCELLED OF RECORD  
22 MAY 1948  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 11:27 O'CLOCK P.M. NO. 2277