

FILED  
GREENVILLE CO. S. C.

U.S. - FIRST MORTGAGE ON REAL ESTATE

# MORTGAGE

APR 21 4 40 PM 1948

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, **Mattie S. Sullivan**

(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 **Forty-Five Hundred and No/100 - - - - -** DOLLARS (\$ 4500.00 ), with interest thereon from date at the rate of **Five & One-Half** 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, on the Southern side of Rogers Avenue and being shown as all of Lot No. 47 and the Eastern one-half of Lot No. 46 as shown on plat of the Perry Property, recorded in the R. M. C. Office for Greenville County in Plat Book "I" at Page 33, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Southern edge of a five-foot sidewalk running along Rogers Avenue, said pin being the joint front corner of Lots Nos. 47 and 48, and running thence with the line of Lot No. 48, S. 10-17 E. 150 feet to an iron pin; thence S. 79-28 W. 78 feet to an iron pin, corner of lot heretofore conveyed to William Yown and Helen Yown; thence with the line of the Yown lot, N. 10-17 W. 150 feet to an iron pin on Rogers Avenue; thence along the edge of the sidewalk running along Rogers Avenue, N. 79-28 E. 78 feet to an iron pin, the point of beginning."

Lot No. 47 having been conveyed to the mortgagor by L. A. Moseley by deed dated December 21, 1939, recorded in Volume 216 at Page 381, and the portion of Lot No. 46 having been conveyed to the mortgagor by Hext M. Perry, Trustee by deed dated June 14, 1945, recorded in Volume 276 at Page 449.

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.