

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JUN 11 4 15 PM 1948

I, Troy H. Yeargin (hereinafter referred to as Mortgagor) ^{ALL USE FORMS WRITING:} R.M.C.

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 Fifteen Hundred and No/100 - - - - - DOLLARS (\$ 1500.00), 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 on the Southern side of Chicora Avenue, being shown as all of lot #5 and the Western half of lot #6 of Block "T" as shown on Plat of Riverside Land Company recorded in Plat Book "A" at Page 323 and revised in Plat Book "K" at Pages 281 and 282 and being more particularly described by metes and bounds as follows:

"BEGINNING at an iron pin on the Southern side of Chicora Avenue at the joint front corner of lots #4 and 5 and running thence with line of lot #4 S. 10-15 W. 102.8 feet to an iron pin on a 15 foot alley; thence with the Northern side of said alley S. 79-45 E. 75 feet to an iron pin in the center of the real line of lot #6; thence in a straight line through the center of lot #6 N. 15-10 E. 90 feet, more or less, to an iron pin of Chicora Avenue; thence with the Southern side of Chicora Avenue 76.28 feet to the beginning corner. Said premises being the same conveyed to the mortgagor by Annie Clark by deed recorded in Volume 343 at Page 66."

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.

[Handwritten notes and signatures at the bottom of the page, including "april 60" and various illegible scribbles.]