

USL—FIRST MORTGAGE ON REAL ESTATE

AUG 23 10 57 AM 1948

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. H. Sutton (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 Twenty-Five Hundred and No/100- - - - - DOLLARS (\$ 2500.00), 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 Paris Mountain Township, on the Southeast side of Duncan Road, and being a portion of Tract # 2 as shown on a survey prepared by W.A. Hester, Surveyor, March 23, 1922, for the heirs of Mr. Hawkins, to be recorded, and being more particularly described according to said plat as follows:

"BEGINNING at an iron pin in the center of the Duncan Road, at the intersection of the Duncan Road and the East line of said tract # 2 and running thence along the center of Duncan Road in a Southwesterly direction 300 feet, more or less, to a point; thence running at right angles to Duncan Road in a Southeasterly direction 290 feet, more or less, to a point in the Eastern line of said tract # 2; thence with the Eastern line of said tract, N. 3 1/4 E. 425 feet, more or less, to the point of beginning."

Said premises being a portion of the property conveyed to the mortgagor by deed dated November 18, 1938, recorded in Volume 207 at Page 47.

This mortgage is given to correct an erroneous description contained in the mortgage recorded in Volume 372 at Page 192, and is executed this 20th day of August, 1948, but dated back to coincide with the date of the mortgage above referred to, to-wit: November 3, 1947. This mortgage is given in lieu of the mortgage containing the erroneous description and represents the identical debt and is subject to all payments heretofore made by the mortgagor.

This mortgage covers two four-room tenant houses situate on the above described tract of land.

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
THIS 17 DAY OF January 1952
FIDELITY FEDERAL SAVINGS & LOAN ASSO.
BY R. T. Whitlock
WITNESS: Margaret Huffman

SATISFIED AND PAID IN FULL
9th DAY OF April 1952
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AS 2134 REC'D L. M. NO. 8373