

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
SEP 30 10 44 AM 1948
OLLIE FARNSWORTH
R.M.G.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Annie Walker Balentine, (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 One Thousand and No/100- - - - - DOLLARS (\$ 1,000.00), 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 Chick Springs Township, being known and designated as Lot No. 5 as shown on Plat of the property of George H. Balentine, prepared by W. D. McBrayer, May 21, 1938, recorded in Plat Book "I" at Page 47, and being more particularly described according to said Plat as follows:

"BEGINNING at an iron pin on the Southwest side of Pine Street, joint front corner of Lots Nos. 4 and 5, and running thence with joint line of said lots, S. 16-30 W. 100 feet to an iron pin; thence S. 43-15 E. 181 feet to an iron pin; thence N. 34 E. 75 feet to a sweetgum on line of property now or formerly owned by E. Coyle; thence along the line of said property, N. 40 W. 215.6 feet to the beginning corner.

"ALSO, an easement of right-of-way for the purpose of ingress and egress for Lot No. 5 along the Eastern line of Lot No. 4 over a strip of land fronting 20 feet on Pine Street, and extending along the Eastern line of Lot No. 4 a depth of 100 feet."

Lot No. 5 being the same premises conveyed to the mortgagor by Ruth B. Fridal by deed dated October 12, 1938, recorded in Volume 214 at Page 369, and Lot No. 4 being a portion of the premises conveyed to the Mortgagor by George H. Balentine by deed dated May 24, 1948, recorded in Volume 204 at Page 27.

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.

26th August 49
W. R. Merrill
Kathleen M. Juel
Ruth J. Whitlock

15 Sept 49
Ollie Farnsworth
10:44 a. 2/800