

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C.
VOL 402 PAGE 167
OCT 4 12 42 PM 1948
OLLIE FARNSWORTH
R.M.O.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LESLIE R. . DOWDEN
(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 Three-thousand & no/100 DOLLARS (\$ 3,000.00), 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, on the Northeast side of Clairemont Drive on Piney Mountain, in Chick Springs Township, Greenville County, S. C., being shown as a portion of Lot No. 4, on Plat of Clairemont Ridge made by Dalton & Neves, State of S. C., 1928, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "H", Page 182, and having according to said Plat the following metes and bounds, to-wit:

BEING at an iron pin on the Northeast side of Clairemont Drive at joint front corner of lots 3 and 4 and running thence with Clairemont Drive N 10-12 W 41.3 feet to an iron pin; thence in 17-12 N 100 feet to an iron pin at corner of Lot 5; thence with the line of Lot 5 N 57-11 E 216 feet to an iron pin; thence S 37-12 E 10 feet to an iron pin in line of Lot 3; thence with the line of Lot 3 S 4-4 E 245 feet to the beginning corner.

That said property conveyed to me by deed of William E. Phillips and Doris T. Phillips to be recorded herewith.

That I have with my right and easment to operate and maintain a water main and water line running from Piney Mountain to the South edge of property now owned by Harvey J. Galloway and Dorothy E. Galloway to the property above described all particularly described in right of way granted to me by the said Harvey J. Galloway and Dorothy E. Galloway now on record in the R. M. C. Office for Greenville County, S. C., in Deed Book

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 RECEIVED IN FULL
THIS 31 DAY OF Jan. 1950
FIDELITY FEDERAL SAVINGS & LOAN ASSOC.
BY W.P. Merritt
asst. U. pres.
WITNESS
Ruth J. Whitlock
Doris T. Phillips

OLLIE FARNSWORTH
908
2624