

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:

I, J. F. Hendrix (hereinafter referred to as Mortgagor) **WITNESSETH:**

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-Eight Hundred and No/100** DOLLARS (\$2800.00), 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 a 30-foot road near the City of Greenville, known and designated as Tracts Nos. 4 and 5 as shown on plat made by Dalton & Neves, Engineers, in October 1932, recorded in the R.M.C. Office for Greenville County in Plat Book "H" at Pages 212 and 213, and when described together, have according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on a 30-foot road, corner of Tract No. 3, and running thence S. 16 E. 324 feet to an iron pin; thence S. 47-10 E. 138 feet to an iron pin; thence N. 29-51 E. 171.2 feet to an iron pin; thence N. 40-45 E. 97 feet to an iron pin; thence N. 53-43 E. 393 feet to an iron pin; thence N. 40-58 E. 257.6 feet to an iron pin; thence N. 45-24 E. 585 feet to an iron pin, corner of property now or formerly owned by W. G. Peterkin; thence with the line of the Peterkin property, N. 53-38 W. 462.3 feet to an iron pin in center of said 30-foot road; thence with the center of said road, S. 32-05 W. 416 feet; thence continuing with said road, S. 35-30 W. 205 feet; thence continuing with said road, S. 37-35 W. 100 feet to an iron pin in bend of said road; thence continuing with said road, S. 67-35 W. 236 feet to an iron pin; thence continuing with said road, S. 46-45 W. 346 feet to the beginning corner." Tract No. 4 containing 8.80 acres and Tract No. 5 containing 3.45 acres.

Said premises being the same conveyed to the mortgagor by Alma Wheeler by deed dated May 23, 1942, recorded in Volume 245 at Page 54.

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.

26 Jan. 52 Elizabeth Nicoll
29 Jan. 52
10:20
52
52