

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FILED GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

NOV 29 5 05 PM 1948

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

I, JOHN F. CHANDLER

(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 Fifty-Five Hundred and No/100 - - - - - DOLLARS (\$ 5500.00), with interest thereon from date at the rate of five (5%) 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,

All that certain piece, parcel or lot of land, together with the buildings and improvements thereon, situate, lying and being in that area recently annexed to the City of Greenville, in County of Greenville, State of South Carolina, on the South side of East North Street Extension (formerly Old Spartanburg Road), being shown as Part of Lot 28-A on plat of property of Smith & Goddard, prepared by Furman & Cureton, August 21, 1920, which plat is recorded in the R.M.C. Office, Greenville County, S.C. in Plat Book "F" at page 76, and having according to a recent survey and plat of Property of John F. Chandler, prepared by Dalton & Neves, Engs., in August, 1948, the same being shown on said plat as the Nothermost part thereof, the following metes and bounds, to wit:

BEGINNING at an iron pin on the South side of East North Street Extension at the Northwest corner of a 10.2 foot alley, and running thence along the West side of said alley, S. 31-20 E. 95.1 feet to an iron pin at the Northeast corner of property of Henry H. Hersey; thence along Northern edge of said Hersey property, S. 55-35 W. 47.1 feet to an iron pin; thence N. 32-34 W. 106.9 feet to an iron pin on the South Side of East North Street Extension, which pin is 2 feet N. 69-16 E. from the Northeast corner of property now or formerly owned by Rhinehardt; thence along the South side of East North Street Extension, N. 69-16 E. 49.7 feet to point of beginning.

Together with all of the Mortgagor's right, title and interest in and to that certain unnamed alley above referred to abutting said property on the Easterly side thereof and shown more fully on said Chandler plat above referred to.

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.

RECORDED AND CANCELLED BY DEPT. OF REVENUE
DAY OF
GREENVILLE, S. C.