

Vol 413 Page 78

U.S. - FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S. C.

MORTGAGE

FEB 5 12 02 PM 1949

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. O.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Elmer Brown and Lucile B. Brown

(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-Six Hundred and No/100- - - - - DOLLARS (\$ 2600.00), 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, being known and designated as lot No. 18, as shown on Plat of the property of B. M. McGee Trust Estate, prepared by W. J. Riddle in July 1942, recorded in Plat Book M, at Page 51, and being more particularly described according to said plat as follows:

"BEGINNING at an iron pin on the Eastern side of the Old Paris Mountain Road, which pin is 40 feet North of the intersection of Old Paris Mountain Road and Oak Street, and running thence with the Old Paris Mountain Road, N. 18-0 W. 40 feet to an iron pin in line of lot No. 19; thence with the line of said lot, N. 72-0 E. 120 feet to an iron pin; thence S. 18-0 E. 40 feet to an iron pin; thence S. 72-0 W. 120 feet to the beginning corner."

Being the same premises conveyed to the mortgagors by Dannie B. Brown by deed dated October 2, 1945, recorded in Book of Deeds 281 at Page 94.

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.