

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE FILED GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE

FEB 11 4 56 PM 1949

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Milton Ellison and Jewell J. Ellison (hereinafter referred to as Mortgagor) OLLIE FARNSWORTH R. M.C. 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 Four Thousand Eight Hundred and No/100- - - - - DOLLARS (\$ 4,800.00), 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, Greenville Township, on the Northwest side of Louise Avenue, and being known and designated as Lot No. 65 of Development No. 1 of the Victor-Monaghan Company, as shown on Plat thereof prepared by Dalton & Neves in December, 1941, recorded in Plat Book M at Page 39, and being more particularly described, according to said Plat, as follows:

"BEGINNING at an iron pin on the Northwest side of Louise Avenue, at corner of Lot No. 64, and running thence along the line of that lot, N. 37-35 W. 284.3 feet to an iron pin in rear line of Lot No. 66; thence with the rear line of said lot, N. 53-48 E. 75 feet to an iron pin at rear corner of Lot No. 6; thence S. 51-48 E. 284 feet to an iron pin on the Northwest side of Louise Avenue; thence along the line of Louise Avenue, S. 38-30 W. 55 feet to an iron pin at a bend in said Avenue; thence still along the line of Louise Avenue, S. 56-09 W. 92 feet to the beginning corner."

Said premises being the same conveyed to the mortgagors by C. E. Gaines by deed dated February 3, 1949, recorded in Book of Deeds 373 at Page 29.

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.