

USL—FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S. C.

MORTGAGE

MAR 25 3 30 PM 1949

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOSEPH A. WINKLER

(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-two Hundred and No/100 - - - - - DOLLARS (\$ 5200.00), 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, lying and being situate on the Northern side of Knollwood Lane, within the limits of the City of Greenville, S. C., being known and designated as Lot #177 according to plat of Cleveland Forest, prepared by Dalton & Neves, Engrs. in May 1940, as revised September 1945, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book M, page 137, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Knollwood Lane at joint front corner of Lots 177 and 178; thence N. 16-30 W. 131.7 feet to an iron pin at joint rear corner of Lots 177 and 178; thence N. 52-33 E. 60 feet to an iron pin at joint rear corner of Lots 176 and 177; thence S. 20-41 E. 161.4 feet to an iron pin on the Northern side of Knollwood Lane at joint front corner of Lots 176 and 177; thence S. 78-48 W. 70 feet along said Knollwood Lane to an iron pin at joint front corner of Lots 177 and 178, the point of beginning.

This is the same property conveyed to the Mortgagor by The First National Bank of Greenville, S. C., Executor of the Estate of W.C. Cleveland, deceased, et al to be recorded herewith.

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.

31 May 49
Auth. J. Whitlock
Kathleen M. Friel
Harriet B. Leslie

1 June 49
Ollie Farnsworth
3 P. 13003.