

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE, S.C.

APR 19 4 25 PM '30

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, A. D. Bearden and Polly M. (hereinafter referred to as Mortgagor) SEND(S) GREETING: Bearden,

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 - - - - - Ten Thousand and No/100 - - - - - DOLLARS (\$ 10,000.00), 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, in Greenville Township, on the southern side of East Faris Road, being a portion of Lots Nos. 15 and 16 of Block G, as shown on plat of property of W. W. Carter and Associates, recorded in Plat Book H at Page 288, and described as follows:

Beginning at a stake on the southern side of East Faris Road, 70 feet east from Mitchell Street, at corner of property of Anne M. Lindsay, and running thence with the line of said property, S. 26-30 E. 160 ft. to stake in line of Lot No.1; thence with the lines of Lots Nos. 1 and 2, N. 63-35 E. 84 ft. to stake, corner of property now or formerly owned by J.L. Richardson, et al; thence with the line of said property, N. 26-30 W. 160 ft. to a stake on East Faris Road; thence with the southern side of East Faris Road, S. 63-35 W. 84 ft. to the beginning corner; being the same premises conveyed to the mortgagors by W. W. Jones and Elizabeth N. Jones by deed dated April 15, 1946, recorded in Book of Deeds 293 at Page 150."

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.

[Handwritten signatures and notes at the bottom of the page, including names like "A. D. Bearden" and "Polly M. Bearden" and dates like "April 15, 1946".]