

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE 2 4 5 11 11

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Eugene E. Powers . (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-Three~~ Hundred and No/100- - - - - DOLLARS (\$ 2300.00), 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, on the Southeastern side of Sunshine Avenue, and being known and designated as lots Nos. 53, 54 and the Northern 45 feet of lot No. 55 as shown on a plat of Sans Souci Highlands, prepared by C. E. Jones, October 14, 1941, recorded in Plat Book "L" at Page 173, and being more particularly described according to said plat as follows:

"BEGINNING at an iron pin on the Southeast side of Sunshine Avenue, joint front corner of lots Nos. 52 and 53, which pin is 100 feet from the Southeastern intersection of Sunshine Avenue and Club Road, and running thence with joint line of said lots, S. 68-30 E. 154 feet to an iron pin, joint rear corner of said lots; thence S. 22-30 W. 145 feet to an iron pin in the rear line of lot No. 55, which pin is 5 feet from the joint rear corner of lots Nos. 55 and 56, and running thence N. 68-30 W. parallel with and 5 feet distance from said joint line of lots Nos. 55 and 56 154 feet to an iron pin in Sunshine Avenue; thence with said Avenue, N. 22-30 E. 145 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by L. A. Moseley by two deeds, one recorded in Volume 288 at Page 399 and the other recorded in Volume 304 at Page 380.

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.

4th Release, M. P. E. M. Book 406 Page 130 -
3rd Release see Deed Book 49 Page 4 & 4 deed to William E. Powers

4 June 52
Ruth T. Whitlock
Asst.
Betty Haywood
Sarah Donald

4 June 52
Ollie Farnsworth
12:05 P. 12708