

U.S. - FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FILED GREENVILLE CO. S. C.

JUL 26 11 30 AM 1949

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

I, Tryphena K. Hawkins, (hereinafter referred to as Mortgagor) SEND(S) GREETING:
(formerly Tryphena S. Kelley)

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 Six Thousand and No/100- - - - - DOLLARS (\$ 6,000.00), 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 the City of Greenville, at the Southeastern intersection of Long View Terrace and Forest View Drive in the subdivision known as "Forest Hills Addition No. 2", and having, according to a survey thereof made by Dalton and Neves, Engineers, in February 1939, as shown on Plat recorded in the Office of R. M. C. for Greenville County in Plat Book J at Page 213, the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the Southeastern intersection of Longview Terrace and Forest View Drive, and running thence along the Eastern side of Longview Terrace, S. 64-39 E. 21.1 feet to an iron pin; thence continuing with said Street, S. 50-43 E. 131.2 feet to an iron pin; thence still continuing with said Longview Terrace, S. 37-09 E. 35.8 feet to an iron pin, which is 173.5 feet from the Northeastern intersection of Longview Terrace and East Faris Road Extension; thence N. 64-30 E. 90 feet to an iron pin in line of Lot No. 7; thence with the line of said lot, N. 36-10 W. 172.9 feet to an iron pin in line of Forest View Drive; thence with the Southern side of Forest View Drive, S. 64-30 E. 135 feet to the beginning corner."

Said premises being the same conveyed to L. F. Kelley by deed dated March 23, 1939, recorded in Volume 209 at Page 337; a one-half interest in which was conveyed to the mortgagor by her maiden name, Tryphena S. Kelley by L. F. Kelley by deed dated November 25, 1939, recorded in Volume 216 at Page 83; the other one-half interest having been devised to the mortgagor by will of Loring F. Kelley filed in the Office of Probate Judge for Greenville County in Apartment 496 at Page 2.

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.

Edizbeth Head
Ruth S. White
M. Smith
May 50
1106 R. 11227