

1st - FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FILED GREENVILLE CO. S. C.

JUL 29 3 34 PM 1949

OLLIE FARNSWORTH R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, W. W. Hopkins

(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 Five Thousand and No/100- - - - - DOLLARS (\$ 5000.00), with interest thereon from date at the rate of Five & One-Half 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, known and designated as lot No. 31 at the joint corner of Belmont Avenue and Paris Mountain Avenue, being shown on plat of property of Ethel Y. Perry, made by W. J. Riddle in September 1944, and recorded in the R. M. C. Office for Greenville County in Plat Book B at Page 33, and being more particularly described according to said plat, as follows:

"BEGINNING at an iron pin on the Southern edge of a 5-foot sidewalk running along Paris Mountain Avenue and the Eastern edge of a 5-foot sidewalk running along Belmont Avenue; thence along the Southern edge of said sidewalk on Paris Mountain Avenue, N. 83-58 E. 75.3 feet to an iron pin, joint front corner of lots Nos. 31 and 32; thence along the Western line of lot No. 32, S. 6-02 E. 110 feet to an iron pin, joint rear corner of lots Nos. 32 and 31; thence with the rear line of lots Nos. 28 and 29, S. 83-08 W. 76.8 feet to an iron pin on the Eastern edge of said sidewalk running along Belmont Avenue; thence along the Eastern edge of said sidewalk, N. 5-11 W. 110 feet to the beginning corner."

Said premises being the same conveyed to the mortgagor by Hext M. Perry, Trustee by deed dated October 29, 1945, recorded in Book of Deeds 282 at Page 232.

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.