

U.S. - FIRST MORTGAGE ON REAL ESTATE

# MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE CO. S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

AUG 4 8 21 AM 1949

I, J. W. Hendrix

(hereinafter referred to as Mortgagor) <sup>OLLIE FARNSWORTH</sup> ~~SEND (S) CREDITING:~~  
R.M.C.

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 Three Thousand and No/100- - - - -  
DOLLARS (\$3000.00), 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 Grove Township, being situated on the East side of Saluda River, on Highway No. 29, between Piedmont and Pelzer, containing 25½ acres, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin, center of Piedmont and Northern Railroad tracks and running thence N. 78-¾ W. 9.35 chains to iron pin; thence N. 81-¾ W. 9.76 chains to iron pin; thence N. 5-¾ W. 3.24 chains to iron pin; thence S. 67½ E. 3.71 chains to branch; thence S. 65 W. 1.94 chains to iron pin; thence S. 52½ W. 2.70 chains to iron pin; thence S. 31 W. 1.00 chains to iron pin; thence S. 22½ W. 1.46 chains to iron pin; thence S. 61 W. 1.60 chains to iron pin in mouth of branch; thence along Saluda River, N. 40¼ W. 2.13 chains to iron pin; thence N. 59½ W. 1.16 chains to iron pin; thence N. 31½ W. 1.58 chains to iron pin; thence N. 46 W. 1.23 chains to iron pin; thence N. 58 W. 0.85 links to iron pin; thence N. 56 W. 1.18 chains to iron pin; thence N. 53 W. 1.20 chains to iron pin; thence N. 50-¾ W. 3.10 chains to iron pin; corner of Mrs. Sunie Gambrell's line; thence N. 89½ E. along Mrs. Sunie Gambrell's line 28.76 chains to iron pin; thence S. 5½ W. 1.93 chains to iron pin; thence N. 89½ E. 10.35 chains to iron pin in center of P.N. R.R. tracks; thence along P.N. track to beginning corner.

"ALSO, all that other tract of land in Grove Township, Greenville County, State of South Carolina, containing 2.43 acres, and having the following metes and bounds, to-wit:

"BEGINNING at a stake, corner of H.F. Thompson and Anne Bell Watts line, and running thence along line of Anne Bell Watts, S. 81-¾ E. 9.00 chains to stake, corner of S. S. Fleming; thence N. 5-¾ E. 2 chains 59 links to stake, corner of Charles Drennon; thence along line of Edgar Boyce, N. 85 W. 4 chains 80 links to a stake; thence along line of G.L. Reid, N. 75 W. 4 chains, 72 links to a stake, corner of H.F. Thompson tract; thence N. 17 E. 2 chains 48 links to beginning corner."

Being the same property conveyed to the mortgagor by Anne Bell Harris Watts by deed 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.