

438 no 436

1917-1918 MORTGAGE ON REAL ESTATE

MORTGAGE

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

SEP 24 11 39 AM 1949

TO ALL WHOM THESE PRESENTS MAY CONCERN: ALLIE FARNSWORTH
R. M. C.

We, J. C. Kohn and Elise Louise Kohn
(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 Seven Thousand and No/100- - - - - DOLLARS (\$ 7,000.00), 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 Gantt Township, on the Piedmont Road, near Gantt Station, containing 4.80 acres, more or less, being shown as Tract No. 9 on Plat of Property of C. C. Good, recorded in Plat Book G at Page 223, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Columbia and Greenville Railroad, at corner of Tract No. 8, and running thence with the County Road as a line, S. 74-30 E. 235 feet to bend; thence continuing with center of said road, S. 53 E. 652.6 feet to an iron pin in line of property formerly owned by C. C. Good; thence with the line of said property S. 20 W. 95 feet to an iron pin, corner of Tract No. 10; thence along the line of Tract No. 10 in a Westerly direction, 922 feet to a pin on C. & G. Railroad; thence along C. & G. Railroad in a Northeasterly direction approximately 340 feet to the corner of Tract No. 8, the point of beginning."

Less, however, two lots heretofore conveyed: One to William David Watson, Sr. by deed recorded in Volume 257 at Page 166, and another to T. H. Strickland by deed recorded in Volume 259 at Page 349; and, also, the right-of-way of a spur tract to the Air Base, the title of which is now vested in United States of America.

The original tract above referred to being the same conveyed to Elise Louise Kohn by deed recorded in Volume 178 at Page 75; and she having conveyed an undivided one-half interest therein to J. C. Kohn by deed recorded in Volume 270 at Page 110.

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.