

438 232

FIRST MORTGAGE ON REAL ESTATE

FILED  
GREENVILLE CO. S. C.

# MORTGAGE

OCT 1 9 44 AM 1949

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

ELLIE FARNSWORTH  
R. M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, E. C. Crumpton

(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-Eight Hundred Fifty and No/100- - - - - DOLLARS (\$ 2850.00 ), 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

*Ellie*

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, on the Northwest side of East North Street Extension, and being more particularly described, according to a plat of the property of Penn Mutual Life Insurance Company prepared by Dalton & Neves, Engineers, August 1937, as follows:

"BEGINNING at a rock pier corner on the Northwest side of East North Street Extension, which corner is 225 feet Northeast of the intersection of East North Street Extension and Bethel Street, and running thence N. 38-55 E. 61.3 feet to a point "X" in the center of the joint driveway; thence S. 40-43 W. 175.3 feet to an iron pin; thence S. 55-30 W. 58.3 feet to an iron pin; thence S. 25-10 E. 102 feet to the beginning corner. Together with the right, privilege and easement to go in and upon, for the purpose of ingress and egress, a certain cement driveway along the Western side of the lot conveyed to Walter Stewart Coleman by deed recorded in Volume 194 at Page 135, but subject to the right, privilege and easement of the said Walter Stewart Coleman, his heirs and assigns, to go in and upon, for the purpose of egress and ingress said joint driveway along the Eastern side of the lot hereinabove described."

Being the same property conveyed to the mortgagor by Penn Mutual Life Insurance Company by deed dated September 7, 1939, recorded in Volume 224 at Page 117.

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.

*Handwritten signatures and notes at the bottom of the page, including the number 4100 and 15317.*