

U.S.L.—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE 1 42 PM 1949

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARRSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. H. Mauldin, (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 Fifteen Thousand and No/100- - - - - DOLLARS (\$ 15,000.00), 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, Greenville Township, lying and being at the Northwest intersection of Mountain View Avenue and Townes Street Extension, in that area recently annexed to the City of Greenville, being shown as all of Lot No. 21, and the Eastern part of Lot No. 20 of Block A on Plat of Buist Circle, prepared by F. G. Rogers, Surveyor, which Plat is recorded in Plat Book C at Page 10, and having, according to said Plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the Northwest corner of the intersection of Mountain View Avenue and Townes Street Extension, and running thence along the North side of Mountain View Avenue, N. 80-15 W. 175 feet to iron pin in the front line of Lot No. 20 of Block A; thence through Lot No. 20, N. 9-45 E. 222.7 feet, more or less, to iron pin on the South side of a 10-foot alley (now known as Angel Avenue and formerly called Orange Street); thence along the South side of said alley, S. 72-30 E. 175 feet to iron pin on the West side of Townes Street Extension; thence along the West side of Townes Street Extension, S. 9-45 W. 200 feet to the point of beginning."

Said premises being the same conveyed to the Mortgagor by J. M. Mock by deed dated September 30, 1949, to be 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.

For Release see Deed Book 395 Page 294 deed to Roy L. Morgan et al
For Release see Deed Book 396 Page 160 deed to Roy L. Morgan et al

22 Dec 49
M.M. Howard
pres.
Sattis H. Masphie
B. Kendrick
22 Dec 49
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