

SALE NO. 498

FILED
GREENVILLE CO. S. C.

OCT 15 12 11 PM 1949

DEEDS AND MORTGAGES ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. G.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, **Jay Landroth** (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 **Three Thousand and No/100- - - - -** DOLLARS (\$ **3,000.00**), 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 Greenville Township, on the Southern side of Locust Avenue, being known and designated as Lots Nos. 45 and 46, as shown on Plat of the Subdivision of the Earl Property known as Oaklawn, prepared by Fitzpatrick-Terry Company on May 6, 1920, recorded in Plat Book E at Page 273, and being more particularly described as follows:

"BEGINNING at an iron pin on the Southern side of Locust Avenue, joint corner of Lots Nos. 6 and 45, and running thence along the Eastern side of Lot No. 45, in a southwesterly direction, 114.4 feet to an iron pin in line of Lot No. 44; thence with the lines of Lots Nos. 44 and 43, 50 feet to the joint rear corner of Lots Nos. 46 and 47; thence with the joint lines of said lots in a northeasterly direction, 116.8 feet to an iron pin on the Southern side of Locust Avenue; thence with Locust Avenue in a Southeasterly direction, 50 feet to the beginning corner."

Said premises being the same conveyed to the mortgagor by Mrs. J. H. Alewine et al, trading as Taylors Lumber Company, by deed dated September 12, 1947, recorded in Volume 320 at Page 175.

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 name "B. E. ..."]