

MORTGAGE

FILED
JAN 14 12 57 PM 1950
CLERK OF COURTS
GREENVILLE, S.C.

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

To ALL WHOM THESE PRESENTS MAY CONCERN:

I, Joe H. Phillips of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

Fidelity Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Fifty-nine Hundred and No/100- - Dollars (\$ 5,900.00), with interest from date at the rate of four and one-half per centum (4½ %) per annum until paid, said principal and interest being payable at the office of Fidelity Federal Savings & Loan Association in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of Thirty-seven and 35/100- - - - - Dollars (\$ 37.35), commencing on the first day of February, 1950, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of January, 1970.

Now, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina: Gantt Township, on the Southern side of High Valley Boulevard, and being known and designated as Lot No. 54 of Section 1 of Fresh Meadow Farms shown on Plat thereof recorded in Plat Book M at Page 127, and being more particularly described according to a more recent survey made by J. C. Hill as follows:

BEGINNING at an iron pin on the Southern side of High Valley Boulevard 50 feet East of the intersection of High Valley Boulevard and Creek Shore Drive, joint front corner of Lots Nos. 54 and 55, and running thence with the joint line of said lots, S. 8-37 W. 250 feet to an iron pin in line of Lot No. 57; thence with the line of said lot, S. 81-23 E. 87 feet to an iron pin, joint rear corner of Lots Nos. 53 and 54; thence with the joint line of said lots, N. 8-37 E. 250 feet to an iron pin on the Southern side of High Valley Boulevard; thence with said Boulevard, N. 81-23 W. 87 feet to the point of beginning.

Said premises being the same conveyed to the mortgagor by L. A. Moseley et al by deed dated August 31, 1949, recorded in Book of Deeds 390 at Page 448.

ALSO: One 30-Gallon electric water heater and floor furnace, it being the intention of the parties hereto that said chattels shall constitute a part of the real estate.

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 equipment now or hereafter attached to or used in connection with the real estate herein described.