

JAN 28 9 48 AM 1950

MORTGAGE

ELLIE FARNSWORTH
R. M. C.

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Irma F. Cunningham

(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 Six Thousand and No/100- - - - - DOLLARS (\$6000.00), 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, near the City of Greenville, being known and designated as the Eastern portion of lot No. 58 as shown on map of Overbrook, on plat recorded in Plat Book E, at Page 252, and having, according to said plat and a more recent survey made by Dalton & Neves in September 1940, the following metes and bounds, to-wit:

"BEGINNING at a stake on the Southwestern side of Spruce Street, and running thence with the Southwestern side of Spruce Street, S. 46-38 E. 42.9 feet to an iron pin; thence still with the southwestern side of Spruce Street, S. 41-50 E. 92.7 feet; thence still with the Southwestern side of Spruce Street, S. 41-06 E. 37.2 feet; thence around the curve of Spruce Street and Overbrook Road, the chord of which is S. 27-57 W. 44.1 feet to a stake on the Northern side of Overbrook Road; thence with the Northern side of Overbrook Road, S. 89-25 W. 81 feet to a stake; corner of lots Nos. 1 and 2; thence with the joint lines of lots Nos. 1 and 2, N. 6-11 W. 135.6 feet to a pin; thence still with the joint lines of lots Nos. 1 and 2, N. 2-44 W. 32 feet to the beginning corner."

Being the same premises conveyed to the mortgagor by O. Y. Brownlee by deed dated October 26, 1940, recorded in Volume 226, at Page 310.

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.