

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, M. G. Proffitt and J. Louis Coward Construction Co., a Corporation,

(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, in the City of Greenville, on the Northern side of Brookside Way, being shown as Lots Nos. 56 through 63, inclusive, and a portion of Lots Nos. 64, 65, 66 and 67, as shown on Plat of Marshall Forest made by Dalton & Neves in October 1928, recorded in Plat Book H at Page 134 and described as follows:

"BEGINNING at a stake on the Northern side of Brookside Way at the intersection of a ten-foot reservation for pipes and poles, and running thence with the Southwestern side of said reservation, N. 54-40 W. 239.5 feet to a stake at the joint rear corner of Lots Nos. 63 and 64; thence in a straight line in a Southwesterly direction to a stake on the Northern side of Brookside Way 15 feet west from the front joint corners of Lots Nos. 66 and 67; thence along the curve of the Northern side of Brookside Way, 330.4 feet to the beginning corner, the chords of which are: N. 88-22 E. 41 feet; N. 82-44 E. 70.2 feet; N. 79-48 E. 81.3 feet; N. 71-28 E. approximately 70 feet to a stake in line of Lot No. 57; thence N. 67-45 E. approximately 67.9 feet."

Said premises being the same conveyed to the mortgagors by deed recorded in Book of Deeds 399 at Page 136.

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 416 Page 122 and to E. A. Hill

29 Aug. 50
Ruth S. Whitlock
asst.
Esther W. Easler
Elizabeth M. Nicoll

29 Aug. 50
Cassie
10/48

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