

JUN 27 11 37 AM 1950

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE BE. FARNSWORTH R.M.C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Larry L. Erwin and Katie Erwin, (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 Fifty-two Hundred and No/100- - - - - DOLLARS (\$ 5,200.00 ), with interest thereon from date at the rate of five (5%) 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, Ward 4 of the City of Greenville, and being known and designated as Lot No. 28 on Plat of Oakland Heights, recorded in Plat Book C, at Page 147, and having, according to said Plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the North side of Choice Street, 180 feet from the Northeast corner of Oakland Avenue and Choice Street, and running thence with Choice Street, S. 62-19 E. 60 feet to iron pin; thence N. 34-50 E. 150 feet to iron pin; thence N. 62-19 W. 60 feet to iron pin; thence S. 34-50 W. 150 feet to the beginning corner."

Said premises being the same conveyed to the Mortgagors by deed recorded in Volume 186 at Page 121.

"ALSO, All that lot of land situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, at the Northeast corner of Third Avenue and Second Street, near the City of Greenville, being a portion of Lots Nos. 2 and 4 of Block L, as shown on Plat of Park Place, recorded in Plat Book A at Page 119, and being more particularly described by metes and bounds, as follows:

"BEGINNING at a stake on the Northeast corner of Third Avenue and Second Street, and running thence with the North side of Second Street, S. 89-45 E. 100 feet to a stake, corner of property now or formerly owned by S. L. Williams; thence with line of said lot, N. 00-17 E. 100 feet to a stake in line of Lot No. 6; thence with line of Lot No. 6, N. 89-45 W. 100 feet to stake on Third Avenue; thence with the Eastern side of Third Avenue, N. 00-17 W. 100 feet to the beginning corner."

Said premises being the same conveyed to Katie Erwin by Larry L. Erwin by deed recorded in Volume 267 at Page 405.

LESS, However, a lot fronting 40 feet on Third Avenue and extending back a depth of 60 feet, which was heretofore conveyed to J. H. Bentley.

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.

3rd Aug 50 Ruth J. Whitlock M. Cook Paul S. ... 10:34 ... 19376.