

FILED
GREENVILLE CO. S. C.

USE—First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } LILLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

we, Roy E. Watkins and Josephine C. Watkins

(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 Eleven Thousand

DOLLARS (\$11,000.00), 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, on the south side of Mountivista Avenue in that area recently annexed to the city of Greenville, being shown as Lot No. 193 on plat of Traxler Park, made by R. E. Dalton, Engineer, March 1923 recorded in the R. M. C. Office for Greenville County, S. C. in plat book F pages 114 and 115 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Mountivista Avenue joint front corner of lots 192 and 193 and running thence along the line of lot 192 S. 25-25 E. 198.8 feet to an iron pin; thence N. 57-29 E. 70.56 feet to an iron pin; thence with the line of lot 194 N. 25-23 W. 190 feet to an iron pin on the south side of Mountivista Avenue; thence along the south side of Mountivista Avenue S. 64-37 W. 70 feet to the beginning corner.

Being the same lot of land conveyed to the mortgagors herein by J. Alvin Gilreath by deed dated August 7, 1950 to be recorded simultaneously with this mortgage.

DAY OF _____ 1950
FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION

WITNESSES:

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.