

USL—First Mortgage on Real Estate

OCT 10 9 35 AM 1950

MORTGAGE
OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. P. Jeffcoat, (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 Twenty Six Hundred and no/100 - - - - - DOLLARS (\$ 2600.00), 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, Paris Mountain Township on both sides of Davidson Road, containing 41 acres, more or less, and having, according to a survey of the property of J. H. Mauldin and Alvin Hester made by C. C. Jones, December 2, 1941, the following metes and bounds to-wit:

BEGINNING at a stake in Poor House Branch on the Western side of Davidson Road, corner of other property formerly owned by J. H. Mauldin and running thence with line of said property S. 76-45 W. 400 feet to stake; thence S. 21-30 W. 445 feet to stake at corner of Alvin Hester and Mann property; thence with line of Mann property N. 64-10 E. 638.4 feet crossing the ~~XXXX~~ Davidson Road to point in center of Poor House Branch; thence with said branch crossing Davidson Road N. 5-05 W. 219.2 feet to point of beginning; being the same premises conveyed to the mortgagor by deed recorded in Book 247 at page 314;

AND ALSO:

All that certain piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina, located on the Western side of Davidson Road, containing 1.722 acres, more or less, and being the Southeastern portion of an 8.75 acre tract of land conveyed to L. A. Mills by W. M. Shelton by deed recorded in Volume 414 at page 59, and being more particularly described as follows:

BEGINNING at an iron pin in the center of Davidson Road, said pin being also the center of a bridge crossing East Poor House Branch, and running thence up said branch N. 74-15 W. 17 feet to point in center of branch; thence S. 78-38 W. 399 feet to an iron pin; thence N. 21-38 E. 286.9 feet to an iron pin; thence S. 79-08 E. 375 feet, more or less, to pin in center of Davidson Road; thence with center of Davidson Road, S. 23-58 W. 150 feet, more or less, to the beginning corner; being the same premises conveyed to the mortgagor by deed to be recorded herewith.

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.

PAID AND RECEIVED BY STATE
THIS _____ DAY OF _____ 1950
FIDELITY FEDERAL SAVINGS & LOAN ASSO.
BY _____
Secretary-Treasurer

RECORDED AND CANCELLED BY _____
THIS _____ DAY OF _____ 1950
RECORDS FOR GREENVILLE COUNTY, S. C.
