

USL—First Mortgage on Real Estate

MORTGAGE

FEB 15 12 49 PM 1951

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARRINGTON
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, M. G. Proffitt (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 Twelve Thousand and No/100 DOLLARS (\$ 12,000.00), 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, in the City of Greenville, School District 8GD, and being known and designated as a portion of Lots Nos. 49 and 50 on Plat recorded in Plat Book V at Page 178, and a portion of Lot No. 12 as shown on a plat recorded in Plat Book X at Page 44, and being more particularly described according to a recent survey prepared by A. C. Crouch December 7, 1950 as follows:

"BEGINNING at an iron pin on the Northwestern side of West Augusta Place Street, which pin is 475 feet Southeast of the intersection of West Augusta Place Street and East Augusta Drive, and running thence N. 52-04 W. 150 feet to an iron pin; thence S. 37-56 W. 53.2 feet to an iron pin; thence S. 9-40 E. 81.2 feet to an iron pin; thence S. 68-37 E. 63 feet to a point; thence S. 52-04 E. 29.4 feet to an iron pin on the Northwestern side of West Augusta Place Street; thence with said street, N. 37-56 E. 90 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by Catherine F. Merritt by deed recorded in Book of Deeds 426 at Page 27; less a small triangle conveyed to John W. Gantt, and together with a small triangle conveyed to the mortgagor by John W. Gantt.

PAID AND SATISFIED
THIS 16 DAY OF March 19 51
FIDELITY FEDERAL SAVINGS & LOAN ASSO.

BY Elizabeth H. Nicoll
Secretary-Treas.

WITNESS:

Jane B. Carde
Margaret Chapman

RECORDED AND INDEXED
16 DAY OF March 19 51
GREENVILLE COUNTY, S. C.
6381

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.