

USL—First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.

FEB 21 12 53 PM 1951

OLLIE FARRSWORTH
R.M.O.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Norman I. Budove

(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 Ten Thousand and No/100- - - - - DOLLARS (\$10,000.00), 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, being known and designated as lot No. 1 and a 5 foot strip of lot No. 2 of the property of John B. Marshall, as shown on plat recorded in Plat Book E, at Page 39, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the Northeast corner of the intersection of Buncombe Street and Goodwin Street, and running thence along line of Goodwin Street, N. 69-58 E. 150 feet to iron pin; thence N. 21-25 W. 59.9 feet to an iron pin; 5 feet Northwest of the joint rear corner of lots 1 and 2; thence in a line parallel with the joint line of lots 1 and 2 and 5 feet distant therefrom S. 72-08 W. 167.5 feet, more or less, to an iron pin on Northeast side of Buncombe Street; thence along Buncombe Street, S. 32-42 E. 65 feet to the beginning corner."

Being the same premises conveyed to the mortgagor by W. G. Hawkins by deed to be recorded herewith, and this mortgage is given to obtain funds representing a portion of the purchase price of said premises.

16 April 56
M. J. Whitmire SR.
Sarah Robinson
Betty Haywood

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.

17 April 56
Ollie Farnsworth
404 P 9886