

BOOK 461

USL—First Mortgage on Real Estate

FILED  
GREENVILLE CO. S. C.

## MORTGAGE

FEB 24 11 46 AM 1951

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, C. W. Hester

(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 **Forty-seven Hundred** DOLLARS (\$ 4700.00 ), with interest thereon from date at the rate of  $5\frac{1}{2}$  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 Paris Mountain Township, being more particularly described in accordance with recent survey made by C. C. Jones, Engineer, February 5, 1951, as follows:

Beginning at a point in a county road leading from Paris Mountain to Buncombe Road at corner of property of R. W. Robinson, and running thence with the line of said property S. 73-11 W. 200 feet to an iron pin; thence continuing with the line of said property N. 26-57 E. 169 feet to an iron pin; thence N. 53-33 E. 243.4 feet to a point (C.I.Mon); thence S. 33-00 E. 66.9 feet to a point in center of County Road; thence with the center of said County Road S. 6-55 E. 104 feet to a point in said road; thence continuing with the center of said road S. 16-12 E. 80 feet to the point of beginning.

Being the same property conveyed to the mortgagor by R. W. Robinson by deed dated February 10, 1951 and recorded in the R. M. C. Office for Greenville County in volume 428 page 473.

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.