

BOOK 496 PAGE 220

USL—First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

APR 13 5 07 PM 1931

TO ALL WHOM THESE PRESENTS MAY CONCERN:
I, Grady H. Robinson

OLLIE FARNSWORTH
R.M.C.

(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 Four Hundred Fifty and No/100- - - - - DOLLARS (\$ 450.00), 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, Greenville Township, and being known and designated as lots 31 and 42, as shown on plat of the property of Eliza T. Looper, recorded in the Office of R.M.C. for Greenville County in Plat Book H at Pages 159 and 160, and being more particularly described according to said plat, as follows:

"BEGINNING at an iron pin on the Eastern side of Keith Avenue, joint front corner of lots Nos. 30 and 31, and running thence in an Easterly direction, 275 feet to an iron pin on the Western side of Looper Street; joint front corner of lots Nos. 42 and 43; thence N. 9-18 W. 57.17 feet to an iron pin, joint front corner of lots Nos. 41 and 42; thence in a Westerly direction, 189.5 feet to an iron pin on the Eastern side of Keith Avenue, joint front corner of lots Nos. 31 and 32; thence with Keith Avenue, S. 22-00 E. 56.5 feet to the beginning corner."

Said premises being the same conveyed to the mortgagor by Eliza T. Looper by deed recorded in Volume 312 at Page 110.

29 January 31
Leticia W. Robinson
Grady H. Robinson

Ollie Farnsworth
R.M.C.

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.