

BOOK 487

FILED
GREENVILLE CO. S. C.

USL—First Mortgage on Real Estate

MORTGAGE APR 27 5 1945

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARRSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, John B. Brown

(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 Three Thousand and No/100- - - - - DOLLARS (\$ 3,000.00), 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, in Butler Township, being bounded on the North by lands of Mrs. C.F. James and Mrs. H.C. Jackson, on the East by lands now or formerly belonging to Griffin Cunningham; on the South by lands of Edd Burnett Herman Duncan and Greenville-Greer Road, and on the West by lands of Earle Freeman, containing 55 acres, more or less and having according to plat made by H.S. Brockman August 7th. 1942, the following metes and bounds, to wit:

BEGINNING at a stone on the Greenville-Greer road, corner of Griffin Cunningham lands, and running thence N.23-42 W. 1053 feet to iron pin; thence N.46-50 E. 330 feet to iron pin; thence N.36-50 E. 421 feet to iron pin, corner of H.C. Jackson property; thence N.41-25 W. 1210.5 feet to water oak on bank of Brushy creek; thence S.60-54 W. 91 feet to iron pin near bank of Brushy creek, corner of the Freeman property; thence up the meanders of the branch as a line the following courses and distances, to wit: S.8-32W 322 feet; S.5-11 E. 245 feet; S.16-35 W. 100 feet; S.43-35 W. 200 feet; S.32-54 W. 200 feet to blackgum; thence S.31-32 W. 142.5 feet; S. 25-30 W. 200 feet to an iron pin; thence S.73-30 W. 314 feet to iron pin; thence S.15-33 W. 907 .5 feet to iron pin; thence with the line of Burdette property, Herman Duncan and Greenville-Greer road S.83-56 E. 1782 feet to the point of beginning.

Said premises being the identical tract of land conveyed to John B. Brown by Carl D. Hood by deed recorded in Vol. 247 at page 359 in the R.M.C. office for Greenville County.

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.

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