

USL—First Mortgage on Real Estate

MORTGAGE AUG 24 4 12 PM 1954

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, W. F. McClain and Bertie S. McClain

(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 (\$ 3000.00

), 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 Greenville Township, on the Northern side of A County Road, and being designated as lot 2 of the property of W. E. McClain, as shown on plat by W. J. Riddle, April 1950, and recorded in Plat Book X at Page 159, and described as follows:

"BEGINNING at an iron pin on the Northeast corner of the intersection of two county roads, and running thence along the first county road, N. 74-55 E. 90.8 feet to an iron pin at the corner of lot 1; thence along the line of that lot, N. 13-32 W. 160 feet to an iron pin at the rear corner of said lot in the line of lot 3; thence along the line of lot 3, S. 74-50 W. 89 feet to an iron pin at the corner of lot 3; on the east side of a county road; thence along the line of said county road, S. 13-40 E. 160 feet to the beginning corner."

Being the same premises conveyed to the mortgagors by W. E. McClain by deed recorded in Volume 408 at Page 497.

30 June 54
Betty Haywood
Margaret H. Adams
Jas B. Earle

30 June 54
Ollie Farnsworth
12:27 P. 14465

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.