

USL—First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

MORTGAGE DEC 4 12 19 PM 1951

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Roland Z. Farkas

(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-Five Hundred and No/100- - - - - DOLLARS (\$ 4500.00), 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 Greenville Township, on the West side of Grove Road, near the City of Greenville, being shown as lot # 25, Block A, on plat of Woodland made by Dalton & Neves, in February 1938, recorded in Plat Book J at Pages 70 and 71, and being more particularly described by metes and bounds, as follows:

"BEGINNING at a stake on the West side of Grove Road, at corner of lot 24, and running thence with line of said lot, N. 62-36 W. 171.8 feet to an iron pin; thence continuing N. 42 W. 88.9 feet to iron pin at corner of lot 8; thence with line of lot 8, N. 48 E. 50 feet to iron pin, corner of lot 26; thence with line of lot 26, S. 42 E. 79.5 feet to an iron pin; thence continuing with line of lot 26, S. 62-36 E. 163 feet to point on Grove Road, joint front corner of lots 26 and 25; thence along Grove Road, S. 27-24 W. 50 feet to the point of beginning. Being the same premises conveyed to the mortgagor by deed recorded in Volume 302 at Page 434."

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 fixed 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.