

USL—First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

MORTGAGE
FEB 11 4 00 PM 1952

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:
I, Mamie Lee Burton

(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 Thousand and No/100- - - - - DOLLARS (\$4000.00), 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, being known and designated as a portion of lot No. 20, Section H, as shown on plat of Woodville Heights, prepared by W. J. Riddle, surveyor, in December, 1940, recorded in the Office of R.M.C. for Greenville County in Plat Book L at Pages 14 and 15, and being more particularly described according to said plat, as follows:

"BEGINNING at an iron pin on the Northern side of McDowell Street, in the front line of lot 20, which pin is 20 feet from the joint corner of lots 19 and 20, and running thence through lot No. 20, N. 44-12 W. 350 feet to an iron pin in line of lot previously conveyed to J. P. Burton; thence with the line of said lot in a Southwesterly direction, 70 feet, more or less, to an iron pin in joint line of lots 20 and 21; thence with the joint line of said lots, S. 44-12 E. 350 feet to an iron pin on McDowell Street; thence with McDowell Street, N. 60-30 E. 70 feet to the beginning corner. Subject, however, to a right-of-way 10 feet wide for a roadway extending along the Northeastern line of said lot from McDowell Street to the rear of said premises, which right-of-way is for the benefit of the abutting property owners, their heirs and assigns."

Being the same premises conveyed to the mortgagor by deed recorded in Volume 340 at Page 484.

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.