

GREENVILLE CO. S.C.

USL—First Mortgage on Real Estate

MORTGAGE

MAR 29 11 15 AM '14

ALL RIGHTS RESERVED

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:
I, W.W. Smith

(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 Thirty-Five Hundred and No/100- - - - - DOLLARS (\$ 3500.00), 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 Gantt Township, containing .26 of an acre and described as follows:

"BEGINNING at a point in the road at the intersection of An Old Road, said point being 159 feet West from corner of Oscar Hicks land and running thence along Old Road, N. 79-15 W. 101 feet to a bend in Old Road; thence continuing along the road, N. 82-15 W. 200 feet to a bend; thence S. 73 W. 51 feet to a point where the Old Road crosses the New Road; thence along the New Road, S. 81-15 E. 263.6 feet to a bend; thence N. 84 E. 85.5 feet to the beginning."

"ALSO, all that other tract of land in Gantt Township, State and County aforesaid, and described as follows:

"BEGINNING at a point in the road, at the corner of Oscar Hicks land, and running thence along his line, N. 36 W. 594 feet to a stake at the branch; thence down the meanderings of the branch as the line 608 feet to a point in the road; thence along the road, S. 75-50 E. 244.8 feet to a point at intersection of New and Old Road; thence along the Old Road, N. 73 E. 51 feet to a bend; thence continuing with said road, S. 82-15 E. 200 feet to a bend; thence S. 79-15 E. 101 feet to a point at intersection of the new and old road; thence along the new road, N. 84 E. 159 feet to the point of beginning." This tract contains 4.84 acres.

Being the same premises conveyed to the mortgagor by L. L. Clark and Alice Clark by deed to be recorded.

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.