

APR 15 10 51 AM 1952

USL—First Mortgage on Real Estate

OLLIE FARNSWORTH
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, James R. Hall

(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 Eighty-Five Hundred and No/100- - - - - DOLLARS (\$ 8500.00), 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 Paris Mountain Township, containing 3.6 acres, more or less, and according to plat of property of J. Frank Williams, made by C. C. Jones, Registered Engineer, October 14, 1951, having the following metes and bounds, to-wit:

"BEGINNING at a point on the Southern side of Haynsworth Road, which point is approximately 230 feet Southeast of the intersection of Haynsworth and Sulphur Springs Road, and running thence with the Southern side of Haynsworth Road, S. 65-36 E. 174.2 feet; thence continuing with Haynsworth Road, S. 61-42 E. 225 feet; thence S. 35-43 W. 383 feet; thence N. 64-30 W. 400 feet; thence N. 35-45 E. 390 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by J. Frank Williams by deed to be recorded herewith.

ALSO, "All that lot of land in Gantt Township, Greenville County, State of South Carolina, being known and designated as lot No. 8 as shown on plat of property of E. P. Kerns, recorded in Plat Book W at Page 17, and described as follows:

"BEGINNING at an iron pin on the Western side of Haviland Drive, joint front corner of lots 7 and 8, and running thence with joint line of said lots, N. 70-21 W. 188 feet to iron pin; thence N. 20-09 E. 50 feet to an iron pin, corner of lot 9; thence with line of said lot, S. 70-21 E. 188.2 feet to an iron pin on the West side of Haviland Drive; thence with said Drive, S. 19-39 W. 50 feet to the point of Beginning."

Being one of the lots conveyed to the mortgagor by E. P. Kerns by deed recorded in Volume 375 at Page 179.

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.