

USL—First Mortgage on Real Estate

MAY 1 5 09 PM 1952

**MORTGAGE**

OLLIE FARRISWORTH  
R.M.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, E. G. Gaines

(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 Twenty-Five Hundred Fifty and No/100 ----- DOLLARS (\$ 2550.00 ), with interest thereon from date at the rate of 6% (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 South side of 21st Street in Judson Hills No. 2 Village, being known as lot No. 15 of Block G, as shown on plat of Judson Hills No. 2 Village, made by Dalton & Neves, Engrs., in March 1939, which plat is recorded in the R.M.C. Office for Greenville County, in Plat Book K, at Pages 1 and 2, and having the following metes and bounds, to-wit:

"BEGINNING at a point on the South side of 21st Street, which point is 193.1 feet West of the Southwest corner of the intersection of 21st Street and 7th Ave., and running thence with 21st Street, N. 86-51 W. 60 feet to the joint corner of lots Nos. 15 and 16; thence with the line of lot No. 16, S. 3-09 W. 110 feet to a point in the back line of lot No. 5; thence with the back lines of lots Nos. 5 and 6, S. 86-51 E. 60 feet to a point in the back line of lot No. 6; being the back corner of lots Nos. 14 and 15; thence with the line of lot No. 14, N. 3-09 E. 110 feet to the point of beginning. Subject to easements to Duke Power Company and Greater Greenville Sewer District Commission; being the same premises conveyed to the mortgagor by Connor B. Hall by deed recorded in Volume 260 at Page 442."

together with all 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.