

USL—First Mortgage on Real Estate

OLLIE FARNOWORTH
R. M. C.

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Ben F. Wood, Jr.

(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 the City of Greenville, being known and designated as lot 131 as shown on plat of College Heights, prepared by Dalton & Neves, August 1946, as shown on plat thereof, recorded in Plat Book P at Page 75, and described as follows:

"BEGINNING at an iron pin in the Southwest side of Winthrop Avenue, joint corner of lots 130 and 131, and running thence with joint line of said lots, S. 76-47 W. 195.3 feet to an iron pin in line of lot 132; thence with line of said lot, S. 15-02 E. 76.7 feet to an iron pin in the Northern side of Auburn Circle; thence with said Circle, N. 76-17 E. 175 feet to an iron pin; thence with the curve of the intersection of Auburn Circle and Winthrop Avenue, the chord of which is, N. 28-43 E. 33.4 feet; thence with Winthrop Avenue, N. 19-23 W. 50 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by Waco F. Childers, Jr. by deed recorded in Volume 457 at Page 415.

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.