

USL—First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE CO. S.C.

AUG 25 10 42 AM 1952

STATE FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Charles F. Ellis, 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 Twenty-Four Hundred and No/100- - - - DOLLARS (\$ 2400.00), 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, on the South side of Seventh Street, in Section 4 of Judson Mill Village, near the City of Greenville, being known and designated as lot 36, on plat of Section 4 of Judson Mill Village, made by Dalton & Neves, Engineers, January 1941, which plat is recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book K at Pages 75 and 76, and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the Southeast corner of the intersection of Seventh Street and Neubert Avenue, and running thence with the South side of Seventh Street, N. 88-10 E. 54 feet to an iron pin, joint front corner of lots 36 and 37; thence with the line of lot 37, S. 1-42 E. 120 feet to an iron pin in the line of lot No. 1; thence with line of lot 1, S. 88-10 W. 64 feet to an iron pin on the east side of Neubert Avenue; thence with the east side of Neubert Avenue, N. 1-42 W. 110 feet to an iron pin on said Avenue; thence continuing with the curve of Neubert Avenue N. 43-12 E. 14 feet to the beginning corner. Being the same property conveyed to the mortgagor by deed recorded in Volume 302 at Page 2."

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.

AND SATISFIED IN FULL
THIS 7 DAY OF July 1952
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION
[Signature]
[Signature]

[Handwritten notes and signatures]
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