

USL—First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Richard L. Oeland (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 Six Thousand and no/100 DOLLARS (\$ 6,000.00 ), with interest thereon from date at the rate of five 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, and being more particularly described as follows:

Beginning at an iron pin on the south side of Stone Avenue, corner of an alley, and running thence with line of said alley S. 5 W. 169.5 feet to corner of lot heretofore conveyed by Isabel H. Fahnestock to J. B. Hall by deed recorded in the office of the R. M. C. in and for Greenville County in Deed Book 252, at page 311, and running thence with said Hall line S. 85-30 E. 61.5 feet; thence N. 5 E. 169.5 feet to an iron pin on Stone Avenue; thence with Stone Avenue N. 85-32 W. 61.5 feet to the point of beginning; same being a portion of the lot conveyed to T. V. L. Fahnestock by Home Building Association by deed dated July 8, 1916 and recorded in the R. M. C. Office in Deed Book 25, at page 162.

Also, an undivided one-half interest in and to a driveway or alley 11.5 feet in width and lying parallel with and on the western side of the lot hereinabove described and extending from Stone Avenue a distance of 169.5 feet to corner of the aforesaid lot conveyed to J. B. Hall and being a portion of the lot or strip of land conveyed to T. V. L. Fahnestock by George W. Sirrine by deed dated September 29, 1916 and recorded in said R. M. C. Office in Deed Book 29, at page 141; subject to the same conditions as contained in said deed to the said T. V. L. Fahnestock.

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.