

USL—First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Andrea C. Patterson

(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 Ten Thousand and No/100- - - - - DOLLARS (\$ 10,000.00 ), 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 Greenville Township, 3 1/2 miles Northwest of Greenville County Court House, and having the following metes and bounds according to an unrecorded plat of G.F. Rogers, to-wit:

"BEGINNING at an iron pin on Buncombe Road, where same is intersected by the west line of Clarendon Avenue, and on corner of tract conveyed by Piedmont Savings & Investment Co. to A. Tanner, and running thence Northward and eastward along the west side of Clarendon Avenue, following the curves thereof as the line, 502 feet to a stake by a large hickory at a sharp bend in Clarendon Avenue (this line, when considered as a series of short curves, having approximately the following callings, to wit: N. 14 1/4 E. 202 feet to a stake; N. 29 1/4 E. 100 feet to stake; N. 64 1/2 E. 50 feet to a stake; thence S. 76 1/2 E. 50 feet to a stake; S. 60 E. 100 feet to a stake by large hickory); thence along the west side of Clarendon Avenue, N. 46-10 E. 68 feet to an iron pin on corner of lot conveyed by Colonia Co. to W.M. James; thence along James' line, N. 43-50 W. 658 1/2 feet to a stake on line of a three-acre lot conveyed by Piedmont Savings & Inv. Co. to Sans Souci Land Co.; thence along line of Sans Souci Land Co. S. 72 W. 273 feet to stake on line of lot sold to A. Tanner as aforesaid; thence along the Tanner line to the beginning as follows: S. 33 E. 97.6 feet to stake; thence S. 14 W. 388.7 feet to stake; thence S. 28 1/2 W. 239.58 feet to stake; thence S. 15 W. 72.6 feet to stake; thence S. 30-5/8 E. 221.7 feet to a stake; thence S. 7-3/4 E. 183.48 feet to beginning corner."

LESS, HOWEVER, the following: (1) A 5 foot strip conveyed by L.O. Patterson by deed recorded in Book of Deeds 87 at Page 507; (2) Lot 70' x 172' conveyed by L.O. Patterson by deed recorded in Book of Deeds 200 at Page 40; (3) Lot 70' x 142' conveyed by Andrea C. Patterson by Deed recorded in Book of Deeds 272 at Page 381; (4) Lot 15' x 172' conveyed by Andrea C. Patterson by deed recorded in Book of Deeds 295 at Page 9, (5) Lot 95' x 757' conveyed by Andrea C. Patterson by deed recorded in Book of Deeds 403 at Page 149 (6) Lot 40.9' x 172' conveyed by Andrea C. Patterson by deed recorded in Book of Deeds 431 at Page 303, (7) Lot 102.2' x 709' conveyed by Andrea C. Patterson by deed recorded in Book of Deeds 455 at Page 267, and (8) Lot and alley conveyed by Andrea C. Patterson by deed recorded in Book of Deeds 458 at Page 93.

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.

*Elizabeth Head*  
*Jane B. Erbe*  
*Richard Manning*

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*500 Duane Lot Clarendon Ave in Deed, Book 490 Page 532 Deed to Ernest E. Frazier*