

MORTGAGE

FILED
GREENVILLE CO. S. C.
NOV 22 12 23 PM 1952
LILLIE FARRSWORTH
R. M. C.

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

To ALL WHOM THESE PRESENTS MAY CONCERN:

We, J. Ector Bagwell and Frances Tucker Bagwell of Greenville, S.C., hereinafter called the Mortgagor, send (s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Fidelity Federal Savings & Loan Association

, a corporation organized and existing under the laws of South Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Seventy-One Hundred Fifty and no/100 Dollars (\$7150.00), with interest from date at the rate of Four and One-Fourth per centum (4 1/4 %) per annum until paid, said principal and interest being payable at the office of Fidelity Federal Savings & Loan Association in Greenville, S. C. or at such other place as the holder of the note may designate in writing, in monthly installments of Forty-Four and 33/100 Dollars (\$44.33), commencing on the first day of December, 19 52, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of November, 19 72.

Now, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina: in the City of Greenville, on the Eastern side of Druid Street, being known and designated as lots 3, 4 and 5 of Section D as shown on plat of Stone Estates, recorded in Flat Book G at Page 292, and being more particularly described according to a more recent survey prepared by J. C. Hill, as follows:

BEGINNING at an iron pin on the Eastern side of Druid Street, which pin is 50 feet north of the intersection of Druid Street and Locust Street, and is the joint front corner of lots 2 and 3, and running thence with joint line of said lots, S. 78-38 E. 160 feet to an iron pin; thence N. 11-22 E. 75 feet to an iron pin, joint rear corner of lots 5 and 6; thence with joint line of said lots, N. 78-38 W. 160 feet to an iron pin on the Eastern side of Druid Street; thence with said street, S. 11-22 W. 75 feet to the point of beginning.

Being the same premises conveyed to the mortgagors by Hamilton S. Cooke and William W. Cooke by deed to be recorded herewith.

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 equipment now or hereafter attached to or used in connection with the real estate herein described.

To HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the