

DEC 11 12 04 PM 1952

BOOK 548 PAGE 83

USL—First Mortgage on Real Estate

OLLIE FARNSWORTH
MORTGAGESTATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Hoyt Walters

(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-Seven Hundred Fifty and No/100- - -** DOLLARS (\$ 3750.00), 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, Bates Township, on the Eastern side of Forest Drive, being shown as the major portion of Lot No. 69 and a small portion of Lot No. 68 on Plat of the property of Ray E. McAlister, made by Pickell and Pickell in October, 1948, recorded in Plat Book S at Page 153, and being more particularly described by metes and bounds as follows:

"BEGINNING at an iron pin at the joint front corner of Lots Nos. 69 and 70, and running thence with the line of Lot No. 70, S. 61-20 E. 265 feet to point on branch; thence up the branch in a Southeasterly direction, 100 feet to an iron pin in the rear line of Lot No. 69; thence through Lots Nos. 69 and 68 in a Northwesterly direction, 245 feet, more or less, to iron pin on the Eastern side of Forest Drive, in the front line of Lot No. 68, said pin being 18 feet S. 12-40 W. from the joint front corner of Lots Nos. 68 and 69; thence with the eastern side of Forest Drive, N. 12-40 E. 118 feet to the point of beginning."

Said premises being the same conveyed to the mortgagor by two separate deeds from Ray E. McAlister, recorded in Volume 446 at Pages 41 and 45 respectively.

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.