

DEC 12 4 06 PM 1952

BOOK 548 PAGE 183

USL—First Mortgage on Real Estate

MORTGAGE

OLLIE FARNSWORTH
R. M. C.STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, H. S. Utley

(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 **Sixteen Thousand Five Hundred and No/100- - - - -** DOLLARS (\$ 16,500.00), 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 the City of Greenville, being known and designated as lots Nos. 29, 62 and the rear portion of lots 30 and 61, as shown on a plat of Country Club Estates, recorded in Plat Book G at Pages 190 and 191, being more particularly described according to said plat as follows:

"BEGINNING at an iron pin in the Western side of Byrd Boulevard (formerly Ridge Drive) which pin is 100 feet South of the intersection of Byrd Boulevard and Douglas Drive, and is the joint front corner of lots 28 and 29, and running thence S. 66-38 E. 200.2 feet to an iron pin in line of lot 31; thence with line of lots 31 and 60, S. 23-22 E. 100 feet to an iron pin; thence N. 66-38 E. 200.4 feet to iron pin in the western side of Byrd Boulevard; thence with said Boulevard, N. 23-30 W. 100 feet to the point of beginning."

Together with an easement appurtenant for a 6 inch residential sewer line extending from the above described property to Sylvan Drive as more particularly set forth in deed recorded in Volume 468 at Page 147.

Being a portion of the premises conveyed to the mortgagor by William Byrd Traxler by deed recorded in Volume 465 at Page 508, and also by deed from Evelyn T. Chapman recorded in Volume 465 at Page 509.

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.