

USL—First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

MORTGAGE

JAN 7 5 13 PM 1953

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R. M. Gaffney and C. E. Robinson, Jr.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagors ^{are} 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 **Eight Thousand, Five Hundred and no/100 DOLLARS (\$ 8,500.00**), 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 Mortgagors 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 Mortgagors 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 Mortgagors 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,

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, situate, lying and being in the City of Greenville on the western side of Batesview Drive (shown on recorded plat as Bates Drive) and being known and designated as Lot No. 22 of Northside Gardens as shown on a plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book S, page 17, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Batesview Drive, joint front corner of Lots 21 and 22 and running thence with the line of Lot 21, S. 57-09 W. 253 feet to an iron pin in the line of Lot 29; thence with the line of Lots 29 and 28, N. 35-45 W. 63.8 feet to an iron pin in the line of Lot 24; thence with the line of Lot 24, N. 80-45 E. 66.7 feet to an iron pin, joint front corner Lots 22 and 24; thence still with the line of Lot 24, N. 25-41 W. 83 feet to an iron pin, joint rear corner Lots 22 and 23; thence with the line of Lot 23, N. 69-14 E. 189.2 feet to an iron pin on the western side of Batesview Drive, S. 32-51 E. 80 feet to the beginning corner.

The above property is subject to restrictive covenants applicable to Northside Gardens and recorded in the R.M.C. Office for Greenville County in Deed Book 328, page 22, and amendments thereto recorded in Deed Book 462, Page 337.

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.