

FEB 2 4 28 PM 1955

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:

We, James Hicks and Ruth Hicks

(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 Three Thousand and No/100- - - - - DOLLARS (\$3000.00), 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, in the Town of Mauldin, on the East side of U. S. Highway No. 276, and being more particularly described according to a survey by J. A. Pickens, dated May 19, 1951, as follows:

"BEGINNING at an iron pin on the East side of Laurens Road (U.S. Highway No. 276) at the joint corner of property now or formerly owned by Coke Alexander, and is also located 2/10 miles, more or less, in a Northerly direction from the intersection of the Laurens Road with a County Road, at which is located the United States Postoffice, and running thence along Alexander line, N. 79 E. 557 feet to a stake on the Westerly side of C & W C Railroad right-of-way; thence along the Western side of said Railroad right-of-way approximately N. 12 W. 298 feet, more or less, to an iron pin, corner of Forrester land; thence with the Forrester land, S. 70-15 W. 556 feet, more or less, to an iron pin on the Eastern side of the Laurens Road; thence with the Eastern side of said road, S. 12 E. 203 feet to the point of beginning, containing 3.3 acres, more or less. Being the same premises conveyed to the mortgagors by Minnie Baynes by deed recorded in Book of Deeds 436 at Page 484."

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.

20 July 55
Betty Raymond
Mark Raymond

Ollie Farnsworth
16 1955