

BOOK 556 348

FILED
GREENVILLE CO. S. C.

USL—First Mortgage on Real Estate

MAR 16 8 37 AM 1953

MORTGAGE

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Sylvanus H. Bowen, Jr. and Sybil R. Bowen, (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 Four Thousand Five Hundred and No/100- - - - - DOLLARS (\$ 4,500.00), with interest thereon from date at the rate of four & one-half 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, Greenville Township, lying and being on the Northeastern side of Trails End, Cleveland Forest, in the City of Greenville, being known and designated as Lot No. 144 and the Southerly and adjoining one-half of lot No. 145, according to plat of said subdivision, made by Dalton & Neaves in September, 1945, recorded in Plat Book M at Page 137, and described as follows:

"BEGINNING at an iron pin on the Northeastern side of Trails End, at joint front corner of Lots Nos. 143 and 144, and running thence N. 64-35 E. 166.9 feet to iron pin at joint rear corner of Lots Nos. 143 and 144 on western boundary of an unnamed Road; thence N. 26-35 W. 90 feet along said Road to iron pin corner of Lot No. 145; thence S. 64-35 W. 165 feet, more or less, to iron pin at front center of Lot No 145 on the Northeastern side of Trails End; thence S. 25-25 E. 90 feet along Trails End to iron pin at joint front corner of Lots Nos. 143 and 144, the point of beginning."

Said premises being the same conveyed to the mortgagors by deed recorded in Book of Deeds 452 at Page 1.

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.