

FILED

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, James A. Fazio and Michael U. Fazio, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto First National Bank of Greenville, S. C. and Harriett Poe Cogswell, as Committee for Eugenia M. Poe, (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

Five Thousand and No/100- - - - - DOLLARS (\$5,000.00),
with interest thereon from date at the rate of Six (6%) per centum per annum, said principal and interest to be repaid: \$96.67 on May 1, 1953, and \$96.67 on the first day of each successive month thereafter until paid in full, said payments to be applied first to interest and then to principal.

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 pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars 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, his heirs, 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 Greenville Township, located at the Southwest corner of the intersection of Carlton Ave. and Saluda Dam Road (Easley Highway) being shown as the remainder of lots 103, 102, 101, 100, 99, 98, 97, 96 and 95, after the conveyance of a lot to Michael U. Fazio by deed recorded in Volume 464, Page 245, and a lot to James A. Fazio by deed recorded in Volume 464 at Page 244, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin at the Southwest corner of the intersection of Saluda Dam Road (Easley Highway) and Carlton Avenue and running thence with the Southern side of Easley Highway S. 87-56 W. 244.1 ft. to iron pin at the corner of lot conveyed to James A. Fazio; thence with the land of James Fazio S. 3-05 W. 147.05 ft. to iron pin; thence N. 82-30 W. 30.8 ft. to pin; thence N. 88-03 W. 14.5 ft. to rear corner of lot of Michael U. Fazio; thence with the Western line of Michael Fazio's lot N. 2-32 W. 56.75 ft. to iron pin; thence S. 84-27 E. 110.6 ft. to iron pin; thence S. 67-27 E. 24.8 ft. to iron pin on Carlton Ave.; thence with the Western side of Carlton Avenue N. 34-49 E. 87.58 ft. to pin at bend; thence N. 27- E. 42 ft. to the point of beginning.

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.

Witness:

*Said in full on 21st day of Jan. 1953
The First National Bank of Greenville, S.C.
and: Harriett Poe Cogswell as Committee for
Eugenia M. Poe.
By: J. A. Fazio and Michael U. Fazio*

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