

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C.
MAY 29 3 57 PM 1953

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, H. Baxter Carpenter

ELLIE FARNSWORTH
R.M.C.

(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 Ninety-Five Hundred and No/100- - - -

DOLLARS (\$ 9500.00), 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 Greenville Township, being known and designated as the Eastern one-third of lot No. 12 and the Western one-third of lot 14, as shown on a plat of the property of D. T. Smith, recorded in the Office of R.M.C for Greenville County in Plat Book F at Page 108, and being more particularly described, according to said plat, as follows:

"BEGINNING at an iron pin on the Northern side of Mount Vista Avenue, at the front line of lot 12, which point is 66-2/3 feet East of the intersection of Smith Street and Mount Vista Avenue, and running thence through lot 12, N. 25-40 W. 200 feet to an iron pin in line at rear of lot 11; thence with the rear line of lots 11 and 13, N. 64-20 E. 66-2/3 feet to an iron pin; thence through lot 14, S. 25-40 E. 200 feet to an iron pin on Mount Vista Avenue; thence with Mount Vista Avenue, S. 64-20 W. 66-2/3 feet to the beginning corner."

Being the same premises conveyed to the mortgagor by Richard H. Carpenter and Samuel L. McCleskey by deed recorded in Volume 315 at Page 153.

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.