

GREENVILLE

BOOK 577 PAGE 521

First Mortgage on Real Estate

NOV 6 9 54 AM 1953

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
I, Leo Lee Faulkner

(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 **Twenty-Five Hundred and No/100- - - -**

**DOLLARS (\$ 2500.00**), 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 Greenville Township, being known and designated as lot # 16, of Section A as shown on a plat of the property of H. H. and Alice M. Willis, prepared by W. J. Riddle, in 1939, and recorded in Plat Book J at Pages 150 and 151, and also Plat Book K at Page 271, and being more particularly described according to said plat as follows:

"BEGINNING at a stake on the South side of Clemson Avenue, at corner of lot 17, Section A and running thence S. 49-30 E. 496 feet to a stake; thence N. 35-05 E. 151 feet to a stake at corner of lot # 15; thence with line of lot # 15, N. 49-30 W. 480.1 feet to a stake on Clemson Avenue; thence with Clemson Avenue, S. 49-30 W. 150 feet to the beginning corner. Being the same premises conveyed to the mortgagor by Robert L. and Ethel Moore by deed dated 29th of July, 1946, recorded in Volume 296 at Page 300."

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.