

DEC 10 12 26 PM 1953

BOOK 580 PAGE 529

First Mortgage on Real Estate

OLLIE FARNSWORTH
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: WE, ROBERT L. HALLMAN and

SYBIL M. HALLMAN

(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 - - - - -ELEVEN THOUSAND AND NO/100- - - - -

DOLLARS (\$11,000.00), 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, on the south side of Mount Vista Avenue, in the City of Greenville, S. C., being shown as the greater portion of Lot 163 and a smaller portion of Lot 162 on plat of Traxler Park, made by R. E. Dalton, Engineer, March 1923, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "F", Pages 114 and 115, and having, according to a survey made by R. E. Dalton, February 27, 1942, the following metes and bounds, to-wit:

BEGINNING at a stake on the south side of Mount Vista Avenue at joint corner of Lots 163 and 164, and running thence along the south side of Mount Vista Avenue, S. 64-37 W. 130 feet to a stake at joint corner of Lots 162 and 163; thence continuing along the south side of Mount Vista Avenue, S. 64-37 W. 20 feet to an iron pin; thence across a portion of Lot 162 and a portion of Lot 163, S. 3-53 E. 138 feet to a point on the northeast side of Byrd Boulevard; which point is 20 feet southeast of the joint corner of Lots 162 and 163; thence along the northeast side of Byrd Boulevard, S. 77-22 E. 50 feet to a stake at corner of Lots 163 and 164; thence along the line of Lot 164, N. 19-41 E. 227.5 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of Myrtle M. Perley, dated November 7, 1953, to be recorded herewith.

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.