

DEC 15 12 32 PM 1953

First Mortgage on Real Estate

OLLIE EARNSWORTH  
MORTGAGE  
R.M.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Emmett Sexton and Ollie Sexton

(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-Seven Hundred Fifty and No/100- - - -

DOLLARS (\$2750.00), 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 Austin Township, located East of Simpsonville on the Southeast side of Holland Street, off the Jonesville Road, being the Southwestern one-half of lot 37, as shown on a plat of lands of S. T. Holland as made by J. Q. Bruce, Surveyor, October 10, 1949, and recorded in Plat Book W at Page 103, R.M.C. Office for Greenville County and being more fully described as follows:

"BEGINNING at an iron pin on back corner of lots 37 and 38, and said pin now being the center of a new cut street (Holland Street) and running thence S. 36-20 E. 200 feet to an iron pin on corner of lot 36; thence along line of lot 36, N. 51-30 E. 153 feet to stake; thence by a new dividing line, 200 feet to a stake on line of lot # 38, said stake being the center of new cut street (Holland Street); thence along line of lot # 38 and along center of street, S. 51-30 W. 150 feet to the beginning corner, being the same property conveyed to the mortgagors by H. W. Abbott by deed to be recorded."

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.