

GREENVILLE CO. S.C.

MORTGAGE 11 43 AM 1954

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, **J. J. Hook, Jr.**, of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

Whom the Mortgagor is well and truly indebted unto Fidelity Federal Savings & Loan Association

, a corporation organized and existing under the laws of United States of America, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Ten Thousand and No 100- - - Dollars (\$ 10,000.00), with interest from date at the rate of Four & One-Half per centum (4 1/2 %) per annum until paid, said principal and interest being payable at the office of Fidelity Federal Savings & Loan Association in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of Sixty-Three and 27/100- - - - - Dollars (\$ 63.27), commencing on the first day of February, 1954, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of January, 1974.

Now, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina: being known and designated as lot # 14, on plat of Woodland Hills, recorded in the R.M.C. Office for Greenville County in Plat Book Y at Page 60, and having according to a more recent survey prepared by R. W. Dalton January 11, 1954, the following metes and bounds, to-wit:

BEGINNING at an iron pin 70 feet from the intersection of Lee Road and Ridgewood Drive, at the joint front corner of lots 14 and 15 on the Eastern side of Ridgewood Drive, and running thence with line of lot 15, N. 73-0 E. 160 feet to iron pin; thence S. 17-0 E. 95 feet to iron pin, joint rear corner of lots 13 and 14; thence with line of lot 13, S. 73-0 W. 160 feet to iron pin on the East side of Ridgewood Drive; thence with the East side of Ridgewood Drive, N. 17-0 W. 95 feet to the beginning corner.

Being the same premises conveyed to the mortgagor by E. J. McCarty by deed 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 equipment now or hereafter attached to or used in connection with the real estate herein described.

To HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the