

First Mortgage on Real Estate

MORTGAGE FEB 10 4 24 PM 1954

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R.M.G.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Stella Wellman, (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 FOUR THOUSAND, TWO HUNDRED FIFTY AND NO/100 - - - - - DOLLARS (\$ 4,250.00), 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, City of Greenville, at the Southwestern corner of the intersection of Clevervine Avenue and Alleta Avenue, and being shown as a portion of Lots 40 and 42 on plat of Hillside Terrace recorded in Plat Book "F", at page 154, and being more particularly described by metes and bounds as follows:

"BEGINNING at an iron pin on the Southern side of Alleta Avenue, at the joint corner of lot heretofore conveyed to J. H. Dobbins and Mildred H. Dobbins, and running thence S. 35-08 E. 126.2 feet to iron pin; thence in a Northeasterly direction through Lot 42 to an iron pin on the Western side of Clevervine Avenue, which pin is 95 feet from the intersection of Clevervine and Alleta Avenues; thence with the Western side of Clevervine Avenue, N. 64-53 W. 95 feet to iron pin at the point of intersection of said avenues; thence with the Southern side of Alleta Avenue, S. 53-15 W. 64.6 feet to iron pin, the point of beginning."

Said premises being the property conveyed to the mortgagors herein 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 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.