

GREENVILLE CO. S. C.

FEB 15 12 28 PM 1934

First Mortgage on Real Estate

MORTGAGE *OLLIE FARNSWORTH R.M.C.*

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Hoyt Graham and Etta Graham

(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

Thirty-Seven Hundred and No/100- - - - -
DOLLARS (\$ 3700 .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, on the Northwestern side of the Paris Mountain Road, near the City of Greenville, being known and designated as lot No. 3 of ^{North} Sunset Hills as shown on plat recorded in Plat Book L at Page 92, and described as follows:

"BEGINNING at an iron pin on the Northwestern side of Paris Mountain Road, joint front corner of lots 2 and 3, and running thence with the line of lot 2, N. 38-38 W. 158.3 feet to an iron pin on the Southeastern side of a 5 foot strip reserved for utilities; thence with the Southeastern side of said strip, N. 50-52 E. 60 feet to an iron pin, joint rear corner of lots Nos. 3 and 4; thence with the line of lot 4, S. 38-33 E. 158.9 feet to an iron pin on the Northwestern side of the Paris Mountain Road, joint front corner of lots 3 and 4; thence with the Northwestern side of the Paris Mountain Road, S. 51-22 W. 60 feet to the point of beginning."

Being the same property conveyed to the mortgagors by John W. Acker 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.