

First Mortgage on Real Estate

FILED
GREENVILLE, S. C.
MORTGAGE

FEB 20 10 52 AM 1954

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLETO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE CONNORSWORTH
R. M. C.

I, John L. Hill,

(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 and No/100
DOLLARS (\$ 4,000.00), 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 Bates Township, lying on the East side of the Little Texas Road and bounded by other land of grantor containing .96 acre more or less and having the following metes and bounds, to-wit:

"BEGINNING at a point in center of Little Texas Road, S. 35-03 W. 240 feet from lot sold to Herman L. Belcher, and running thence with center of road as property line, S. 38-57 W. 180 feet to a point in road; thence over iron pin on bank of road, S. 42-53 E. 185 feet to a point in old road also marked by iron pin on West bank of old road on line; thence N. 56-03 E. 100 feet to bend in old road; thence N. 44-29 E. 125.5 feet to point in center of old road; thence over iron pins on banks of old road and new road, N. 54-57 W. 227 feet to beginning corner."

And being the same property conveyed to the mortgagor by Deed recorded in Deed Book 373, at Page 471.

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.