

FHA Form No. 2175m
(Rev. February 1952)

FEB 25 4 59 PM 1954

MORTGAGE

ELLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

To ALL WHOM THESE PRESENTS MAY CONCERN:

I, Elzie Ray Brown of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, 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 Seventy-Seven Hundred and No/100 Dollars (\$ 7700.00), with interest from date at the rate of Four & One-Half per centum (4½ %) 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 Forty-Eight and 74/100- - - - Dollars (\$ 48.74), commencing on the first day of April, 19 54, 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 March, 19 74.

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: in the City of Greenville, being known and designated as lot No. 10, as shown on a plat of the property of Jamison and Goodwin, recorded in the R.M.C. Office for Greenville County in Plat Book F at Page 179, and having the following metes and bounds according to a more recent survey prepared by J. C. Hill on February 20, 1954, is described as follows:

BEGINNING at an iron pin on the Northwest side of Simmons Avenue (formerly Dalton Street), joint corner of lots 9 and 10, and which pin is 634 feet from the intersection of Laurens Road and Simmons Avenue, and running thence with line of lot 9, N. 42-45 W. 243 feet to an iron pin; thence N. 36-28 E. 63.1 feet to iron pin, at corner of lot 11; thence with line of said lot, S. 42-45 E. 254.8 feet to an iron pin on the Northwest side of Simmons Avenue; thence with said Avenue, S. 47-15 W. 62 feet to the point of beginning.

Being the same premises conveyed to the mortgagor by deed recorded in Volume 482 at Page 295.

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