

First Mortgage on Real Estate

MAR 30 12 02 PM 1938

MORTGAGE

OLLIE FARNSWORTH
R. M. C.STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: WE, QUINCY SULLIVAN AND CARRIE

SULLIVAN,

(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 ELEVEN HUNDRED AND NO/100 -----

DOLLARS (\$ 1,100.00), 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 East side of Trotter Street, in the City of Greenville, being all of Lot No. 2, and a portion of Lots Nos. 3, 13 and 14 as shown on plat recorded in the R. M. C. Office for Greenville County in Plat Book "A", at page 493, and, when described together, having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Eastern side of Trotter Street, corner of Lot No. 1, and running thence with line of said lot, S. 78-20 E. 217 feet, more or less, to an iron pin on Dugan line; thence with said Dugan line, S. 20-51 W. 49 feet, more or less, to an iron pin; thence N. 78-20 W. 200 feet, more or less, to an iron pin on Trotter Street; thence with the Eastern side of Trotter Street, N. 11-40 E. 49 feet to the beginning corner."

Being the same property conveyed to Quincy Sullivan and Carrie Sullivan by two separate deeds as follows: L. L. Sewell to Quincy Sullivan and Carrie Sullivan by deed dated March 21, 1927 recorded in Volume 114 at page 177, and by deed dated May 13, 1937, recorded in Volume 198 at page 373.

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.