

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.
APR 26 11 58 AM 1951
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, H. W. Stewart

(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 **Twenty-Five Hundred and No/100- - - -**

DOLLARS (\$ 2500.00), 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 Southern side of **Asbury Street, (formerly known as John Street)** being described by metes and bounds as follows:

"BEGINNING at a point on the Southern side of Asbury Street (formerly known as John Street) which point is 224.2 feet from the Southwestern corner of the intersection of Lloyd Street and Asbury Street, at the joint front corner of the mortgaged premises and other property owned by the mortgagor herein, and running thence along the common line of said properties 168 feet to a point; thence in a Westernly direction in a line parallel with Asbury Street, 65 feet to a point; thence in a Northerly direction 167.5 feet to a point on the Southern side of Asbury Street; thence in an Easterly direction along the Southern side of Asbury Street, 65.3 feet to the beginning corner."

THE above described property is the identical property conveyed by Henry Percival, Theodora Percival and Henry S. Percival to Emmie L. Mills and Stobo Mills by deed dated March 15, 1919, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Volume 34 at Page 486. The said Stobo Mills devised his interest in said property to his wife, Emmie L. Mills, said Will being of record in the office of the Judge of Probate for Greenville County in Apartment 256, File 23. Emmie L. Mills subsequently married the mortgagor, H. W. Stewart. She died testate on September 2, 1945, and devised the above described property to the mortgagor herein. The Will of Emmie L. Stewart is of record in the office of the Judge of Probate for Greenville County in Apartment 502, File # 1.

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.