

First Mortgage on Real Estate

FILED  
GREENVILLE CO. S. C.  
MAY 4 51 PM 1954  
MORTGAGE  
OLLIE FAIRBANKS  
R. M. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Eugene E. Powers

(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 Three Thousand and No/100- - - - -

DOLLARS (\$3000.00), 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 Greenville Township, being known and designated as lot # 53 and the Northern 22 feet of lot # 54, as shown on plat of Sans Senci Highlands, as revised, recorded in Plat Book L at Page 173, and being more particularly described according to said plat as follows:

"BEGINNING at an iron pin in the East side of Sunshine Avenue, which pin is 100 feet South of said Avenue and Club Road, and is the joint front corner of lots # 52 and 53, and running thence with joint line of said lots, S. 68-30 E. 154 feet to an iron pin; thence S. 22-30 W. 72 feet to iron pin, in the rear line of lot # 54; thence through lot # 54, N. 68-30 W. 154 feet to iron pin in the East side of Sunshine Avenue; thence with said Avenue, N. 22-30 E. 72 feet to the point of beginning."

Being a portion of the premises conveyed to the mortgagor by L. A. Moseley by two deeds recorded in Volume 288 at Page 309 and Volume 304 at Page 300.

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.