

First Mortgage on Real Estate

FILED  
GREENVILLE CO. S. C.  
MAY 4 11 PM 1954  
MORTGAGE  
OLLIE FARNSWORTH  
R. M. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, W. I. Mahaffey

(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 Thirty-Five Hundred and No/100- - - - -

DOLLARS (\$ 3500.00 ), 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, known and designated as lot 16, in a subdivision known as Maple Acres, as shown on plat of said subdivision, made in June 1953, and recorded in the R.M.C. Office for said County in Plat Book FF at Page 111, and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at a point on the East side of Chastain Drive, joint corner of lots 15 and 16, and running thence with line of lot 15, S. 75-30 E. 132.6 feet to a point in branch; thence with branch, S. 11-17 W. approximately 85 feet to a point on the North side of North Franklin Road; thence with said North Franklin Road, N. 30-49 W. 123 feet to point on said road; thence N. 33-21 W. 20.2 feet to a point on Chastain Drive; thence with Chastain Drive, N. 14-30 E. 82.8 feet to the beginning corner."

Being the same property conveyed to the mortgagor by deed recorded in Book of Deeds 492 at Page 296.

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.