

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

MORTGAGE

MAY 19 12 07 PM 1954

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Calvin L. Hembree

(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-Two Hundred and No/100- - - - -

DOLLARS (\$ 2200.00), with interest thereon from date at the rate of Six- - - 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 Gantt Township, and being known and designated as lot No. 5 on plat of the property of T. R. Stephens, recorded in the R.M.C. Office for Greenville County in Plat Book L at Page 73, and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Northeastern side of a private road as shown on said plat, which point is the joint corner of lots Nos. 4 and 5, and also, being 280 feet from the intersection of said road and the Anderson Road, and running thence along the joint lines of lots Nos. 4 and 5, N. 51 E. 356 feet to an iron pin in line of the property of C. G. Gunter, Inc.; thence with the line of the Gunter property, S. 53-1/8 E. 80 feet to an iron pin, joint rear corner of lots Nos. 5 and 6; thence along the line of lot No. 6, S. 51 W. 400 feet to an iron pin on said private road; thence along the Eastern side of said road, N. 22-3/4 W. 80 feet to the point of beginning."

Said premises being the same conveyed to the mortgagor by T. R. Machen by deed dated March 21, 1946, recorded in Volume 289 at Page 202.

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.