

First Mortgage on Real Estate

MORTGAGE 58 PM 1954

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Wallace H. Campbell and Virginia K. Campbell

(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 Fifty-Six Hundred and No/100- - - - -

DOLLARS (\$ 5600.00), with interest thereon from date at the rate of Five (5%) 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, on the Southern side of DeOyley Avenue, and being known and designated as lot No. 32 and the adjoining one-half of lot No. 33 of Augusta Road Ranches, as shown on a plat thereof recorded in the Office of R.M.C. for Greenville County in Plat Book W at Page 47, and being more particularly described, according to said plat as follows:

"BEGINNING at an iron pin on the Southern side of DeOyley Avenue, at joint front corner of lots Nos. 31 and 32, and which pin is 540 feet West of the intersection of DeOyley Avenue and a 15 foot alley, and running thence S. 0-13 E. 200 feet to an iron pin in joint rear corner of lots Nos. 31 and 32; thence S. 89-47 W. 90 feet to an iron pin in the center of the rear line of lot No. 32; thence through the center of lot No. 33, N. 0-13 W. 200 feet to an iron pin on the Southern side of DeOyley Avenue; thence with said Avenue, N. 89-47 E. 90 feet to the beginning corner."

Being the same premises conveyed to the mortgagors by David G. Traxler by deed recorded in Book of Deeds 311 at Page 394.

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.