

FILED
GREENVILLE CO. S. C.

First Mortgage on Real Estate

MORTGAGE MAY 22 12 15 PM 1934

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FAIRBANKS
R. J. D.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, James Bradford and Ruby B. Randalls

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

DOLLARS (\$2300.00), with interest thereon from date at the rate of 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 OF OUR RIGHT, TITLE AND INTEREST IN AND TO
"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 the Fifth Ward of the City of Greenville, having a frontage of 52 feet on the North side of Birnie Street, and extending back to an alley which runs along the right-of-way of the C & G Railway:

"BEGINNING at an iron pin on the Northeast side of Birnie Street, and running thence N. 35-45 E. 193.4 feet to an iron pin on the right-of-way of C & G Railway; thence along said right-of-way, S. 35-07 E. 65 feet to an iron pin; thence S. 39 W. 172 feet to an iron pin on Birnie Street; thence along Birnie Street, S. 54-08 W. 52 feet to the beginning corner."

Being the same premises conveyed to Tom Bradford and Susie Bradford by deed recorded in Deed Book 210 at Page 241. Susie Bradford died intestate on April 22, 1944, leaving as her only heirs the mortgagors, being her husband and children.

The other owners of the property have executed a warranty covering their interest which is recorded herewith.

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.