

USL—First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.**MORTGAGE**

MAY 28 3 34 PM 1931

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEOLLIE FARRINGTON
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MODEL HOMES, INC.

(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 Twelve Thousand and No/100 - - - - - DOLLARS (\$ 12,000.00), 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 Gantt Township, being known and designated as Lots Nos 30 and 32 as shown on Plat of Pecan Terrace recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "GG", page 9, and having the following metes and bounds:

LOT NO. 30: BEGINNING at an iron pin on the North side of Pecan Drive, front corner of Lots Nos. 29 and 30; thence N. 57-11 E. 163.1 feet to an iron pin; thence S. 38-40 E. 35 feet to an iron pin; thence S. 22-35 E. 54.7 feet to an iron pin in line of Lot No. 31; thence with line of said Lot, S. 65-41 W. 170 feet to an iron pin in Pecan Drive; thence N. 23 W. 65 feet to the beginning.

The above described property is the same conveyed to the Mortgagor herein by Deed recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 496, page 396.

LOT NO. 32: BEGINNING at an iron pin on the North side of Pecan Drive, corner of Lot No, 33; thence N. 65-41 E. 184.7 feet to an iron pin; thence N. 31-22 W. 70.3 feet to an iron pin in line of Lot No, 31; thence with said Lot, S. 65-41 W. 175.8 feet to an iron pin on Pecan Drive; thence with said Drive, S. 24-19 E. 70 feet to the beginning.

The above described property is the same conveyed to the Mortgagor herein by Deed recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 496, page 400.

The Mortgagee agrees to release either one of the above lots upon the payment of \$6,000.00

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.