

First Mortgage on Real Estate

MORTGAGE

MAY 29 10 14 AM 1954

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. C. Koon

(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

Fourteen Thousand and No/100- - - - -  
DOLLARS (\$14,000.00), 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 the City of Greenville, on the west side of Wilton Street, being known and designated as lot 20, as shown on a Map of Wilton Oaks, prepared by Dalton & Neves in June 1952, recorded in Book 38 at page 45, and described as follows:

"BEGINNING at an iron pin in the West side of Wilton Street, at front street corner of lots 19 and 20, and running thence with joint line of said lots, S. 89° 15' E. 144.4 feet to iron pin in line of lot 17; thence with line of lot 17, S. 89° 15' E. crossing a 10 foot easement strip 62 feet to iron pin; thence S. 89° 15' E. 144.4 feet, more or less, to iron pin in the West side of Wilton Street; thence northerly and easterly along said easement strip and running N. 00° 43' E. 87.2 feet to the point of beginning. That the above premises conveyed to the mortgagor by J. E. Fitzpatrick by deed to be recorded in Book 31. Subject however, to a 10 foot easement reserved for utility purposes and appearing on the southern boundary of the above described premises to lot 17.

"AND, "All that other lot of land in the State and County aforesaid, situate on the west side of Wilton Street, in the City of Greenville, being known and designated as lot 19, as shown on a Map of Wilton Oaks, prepared in June 1952, recorded in Book 38 at page 45, and described as follows:

"BEGINNING at an iron pin on the corner where Wilton Street crosses the southern boundary of lot 18, and running thence with said boundary S. 89° 15' E. 144.4 feet to iron pin in line of lot 17; thence with line of lot 17, S. 89° 15' E. crossing a 10 foot easement strip 62 feet to iron pin; thence S. 89° 15' E. 144.4 feet, more or less, to iron pin in the West side of Wilton Street; thence northerly and easterly along said easement strip and running N. 00° 43' E. 87.2 feet to the point of beginning. That the above premises conveyed to the mortgagor by J. E. Fitzpatrick by deed to be recorded in Book 31. Subject however, to a 10 foot easement reserved for utility purposes and appearing on the southern boundary of the above described premises to lot 17.

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

See Deed Book 597 Page 300 deed to J. C. Koon Part Lots 28 & 30 Book 38