

First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE CO. S. C.

JUL 1 10 45 AM 1934

OLLIE FARNWORTH R.M.D.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Myrtle G. Eskew (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 Three Thousand and No/100 - - - - -

DOLLARS (\$3000.00), 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, being known and designated as the greater portion of tract 5 as shown on a plat of the property of the John L. and Annie L. Green Estates recorded in Plat Book N. at Page 153, and being more particularly described according to said plat, as follows:

"BEGINNING at a point in the Woodruff Road common corner of tracts 1, 4, and 5, and running thence with the joint line of tracts 1 and 4 and 5 S. 58-00 W. 1564 feet to an iron pin common corner of tracts 4, 5, and 10; thence along the joint line of tracts 5 and 10 S. 45-30 E. 247 feet more or less to a point in the center of a county road corner of tract recently conveyed to B. L. Thackston; thence with the Thackston line and along the center of the county road the following courses and distances: N. 70-26 E. 436.9 feet; N. 68-28 E. 800 feet; and N. 71-09 E. 195.3 feet to a point in line of tract 6; thence with the joint line of tracts 5 and 6 N. 52-30 E. 82.5 feet; and N. 44-00 W. 299 feet to a point in the center of the Woodruff Road; thence along said road N. 59-00 W. 377 feet and N. 48-30 W. 415 feet to the point of beginning."

Being all of tract 5 as shown on the plat above referred to except the 6.15 acres conveyed to the said B. L. Thackston by deed recorded in Deed Book 484 at Page 405, and being the major portion of the premises conveyed to the mortgagor by Gertrude G. Howell, et al, by deed recorded in Deed Book 260 at Page 48.

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.