

FILED
GREENVILLE CO. S. C.

JUL 27 3 21 PM 1954

MORTGAGE

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Ollie Duncan

(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

Seven Thousand and No/100 - - - - -

DOLLARS (\$ 7,000.00), 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, on the Western side of McAdoo Avenue in the City of Greenville, Greenville Township, being shown as all of Lot 77 and a part of Lot No. 76 on plat of Glenn Grove Park, recorded in Plat Book F at Page 233 and also in Plat Book P at Page 81 and having according to a more recent survey made by Dalton & Neves of the property of Ollie Duncan, in 1949 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of McAdoo Avenue which pin is 167 feet from the intersection of McAdoo Avenue and Monticello Avenue and at the corner of other property of Ollie Duncan and running thence with said property N. 74-12 W. 144 feet to an iron pin on a 12 foot alley; thence with said alley N. 15-48 E. 10 feet to pin; thence continuing with said alley N. 9-00 E. 50.4 feet to pin at original corner of Lot No. 78; thence with the line of said lot S. 74-12 E. 150 feet to iron pin on McAdoo Avenue; thence with Western side of McAdoo Avenue S. 15-48 W. 60 feet to the point of beginning.

Said premises being a portion of the property conveyed to the Mortgagor by deed recorded in Deed Book 276 at Page 177.

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.