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First Mortgage on Real Estate

MORTGAGE

OLLIE FARNSWORTH
R. M. C.STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Harry L. Hingson

(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 Fifteen Thousand and No/100- - - - -

DOLLARS (\$15,000.00), 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, being known as lot No. 5 and a part of lot No. 6 in Block B in a subdivision of the Buist Property, known as Oaklawn Heights, a plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book F at Page 204, and having according to a recent survey by Pickell & Pickell, Engineers, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the South side of Mountain View Avenue, the same being 335 feet from the intersection of Robinson Street and Mountain View Avenue, and running thence with the South side of Mountain View Avenue, S. 80-15 E. 145 feet to an iron pin; thence S. 9-45 W. 170.5 feet to an iron pin on a 19 foot alley; thence with said alley, N. 80-15 W. 145 feet to an iron pin; thence N. 9-45 E. 170.5 feet to the beginning corner."

Being the same property conveyed to the mortgagor by deed of J. E. Lipscomb recorded in Volume 283 at Page 35 in the R.M.C. Office for Greenville County and also the same property conveyed to the mortgagor by Gertrude Lipscombe, et al, Exors. by deed recorded in Book of Deeds 315 at Page 133, and also the same property conveyed to the mortgagor by deeds of Eva Little Gaston, et al recorded in Deed Book 310 at Pages 317 and 315, and Deed Book 315 at Page 133.

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.