

First Mortgage on Real Estate

FILED GREENVILLE CO. S. C.

MORTGAGE

NOV 10 10 01 AM 1954

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Frances B. Traynham

(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

Thirty-Five Hundred Fifty and No/100= - - - - -  
DOLLARS (\$ 3550.00 ), 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, about six miles from the City of Greenville, known and designated as lot 5, Unit 2 as shown on plat of Pine Crest Farms made by W. J. Riddle, recorded in Plat Book J at Page 47, revised plat recorded in Plat Book M at Page 3; and having according to said plats the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the Southwestern corner of the intersection of Lucile Avenue and Springbrook Drive, and running thence with the Southern side of Springbrook Drive, N. 86-35 W. 209 feet to iron pin, rear corner of lot 4; thence with the rear line of lot 4, S. 0-38 E. 104.5 feet to an iron pin, rear corner of tract 6; thence with the line of tract 6, S. 86-35 E. 209 feet to an iron pin on Lucile Avenue; thence with the Western side of Lucile Avenue, N. 0-38 W. 104.5 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by deed recorded in Book of Deeds 433 at Page 275.

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.