

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.
MORTGAGE
DEC 17 5 13 PM 1954

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CHARLOTTE K. KATZ (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/100ths -----

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 Greenville Township being on the South side of Mount Vista Avenue, near the City of Greenville, known and designated as Lot No. 175 on plat of Traxler Park, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "F" at pages 114 and 115, and having according to said plat and a recent survey made by R. E. Dalton, on October 11, 1939, the following metes and bounds, to-wit:

BEGINNING at a stake on the South side of Mount Vista Avenue, joint front corner of Lots Nos. 174 and 175, said stake being 786 feet East from the Southeastern corner of the intersection of Mount Vista Avenue and Byrd Boulevard, and running thence with the Southern side of Mount Vista Avenue, N. 64-37 E. 70 feet to a stake, corner of Lot No. 176; thence with line of Lot No. 176, S. 25-23 E. 225 feet to a stake; thence with rear line of Lot No. 225 S. 64-37 W. 70 feet to a stake, corner of Lot No. 174; thence with line of Lot No. 174 N. 25-23 W. 225 feet to a stake on the South side of Mount Vista Avenue, the beginning corner.

The above described property is the identical property conveyed to Herbert F. Katz and Charlotte K. Katz by deed of B. Kaufman and Annie Kline Kaufman dated June 2, 1947 and recorded in the R. M. C. Office in Deed Volume 313 at page 180. Herbert F. Katz subsequently conveyed his one-half undivided interest unto Charlotte K. Katz by deed dated May 27, 1950, and recorded in the R. M. C. Office in Deed Volume 410 at page 360.

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.

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Elizabeth Miller
Frances Miller
Marion Kelly
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OLLIE FARNSWORTH
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