

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.

DEC 24 11 51 AM 1954

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:
I, Joseph A. Wells,

(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 **Sixteen Thousand and No/100- - - - -**

DOLLARS (\$ 16,000.00), 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, having the following description:

"BEGINNING at a stake on the Northern side of Byrd Boulevard at the joint corner of lots 166 and 167, thence running along the joint line N. 28-47 E. 185.7 feet to a stake at corner of lot 171; thence along the line of that lot, N. 59-53 W. 78.2 feet to a stake at the corner of lot 165; thence with the line of that lot S. 26-18 W. 193.6 feet to Byrd Boulevard; thence along Byrd Boulevard, S. 66-14 E. 70 feet to the beginning corner; being shown as lot No. 166 on plat of Second Revision of Traxler Park, made by R. E. Dalton March 1923, recorded in Plat Book F at Page 114."

Being the same premises conveyed to the mortgagor by W. E. Shaw and W. N. Leslie by deed to be recorded.

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.

22 July 54
Joseph A. Wells
Ollie Farnsworth
Greenville, S.C.