

First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE CO. S.C.

FEB 22 9 05 AM 1955

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

WILLIAMS FARMWORKS
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, M. G. Proffitt

(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 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 the City of Greenville, being known and designated as the major portion of lot No. 161, as shown on plat of the property of Central Realty Corporation, recorded in the R.M.C. Office for Greenville County in Plat Book BB at Pages 22 and 23, and being more particularly described according to a recent survey prepared by J.C. Hill, Engineer, February 21, 1955, as follows:

BEGINNING at an iron pin on the Southern side of Dellwood Drive at the joint front corner of Lots 161 and 162, and running thence with said Drive N. 62-26 E. 86 feet to an iron pin in the front line of Lot 161; thence through Lot 161 S. 27-30 E. 173.1 feet to an iron pin near the bank of a branch; thence with the branch as a line, the traverse of which is, S. 60-26 W. 85.3 feet to an iron pin, rear corner of Lot 162; thence with the line of said lot N. 27-34 W. 176 feet to the point of beginning.

Being a portion of the premises conveyed to the mortgagor by James H. Townes, Jr. by deed recorded in Volume 507 at Page 274.

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.

WITNESSED BY ME, CLERK OF THE COURT, this 15th day of March 1955
Elizabeth H. Nicoll
WITNESSES:
Sarah Robinson
Betty Haywood

RECORDED AND INDEXED BY THE CLERK OF THE COURT OF GREENVILLE COUNTY, S.C. on this 30th day of March 1955
WILLIAMS FARMWORKS
R.M.C. # 8199