

VOL 631

GREENVILLE, S. C.

First Mortgage on Real Estate

MAR 22 4 47 PM 1955

MORTGAGE

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

C. G. King

(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 Ten Thousand and No/100 - - - -

DOLLARS (\$10,000.00), with interest thereon from date at the rate of four & one-half (4½%) 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, Greenville Township, on the northwest side of Clarendon Avenue and being more particularly described according to a survey prepared by Dalton & Neves, Engineers, January 27, 1950, as follows:

"BEGINNING at an iron pin in the northwest side of Clarendon Avenue, which pin is approximately 98 feet southwest of the corner now or formerly owned by Roy Young and running thence N. 43-50 W. 709 feet to an iron pin in land now or formerly of Sans Souci Development Company; thence with said land S. 73-00 W. 106.4 feet to an iron pin; thence S. 43-50 E. 757 feet to an iron pin in the northwest side of Clarendon Avenue; thence with said Avenue N. 46-10 E. 95 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by deed of Andrea C. Patterson recorded in Deed Book 403 at Page 149.

Together with all and singular the rights, members, appurtenances, 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 furnishings, shall be deemed a part of the real estate.