

BOOK

645-62

First Mortgage on Real Estate

FILED  
GREENVILLE CO. S. C.

MORTGAGE JUL 15 11 42 AM 1953

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Albert Eugene Johnston, Jr.

(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 Six Hundred

DOLLARS (\$15,600.00), 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, on the northeast side of Sylvan Way, in that area recently annexed to the city of Greenville, in Greenville County, South Carolina, being shown as Lots 90, 91, 92 and 93, on plat of Marshall Forest made by Dalton & Neves, Engineers, October 1928, recorded in the R. M. C. Office for Greenville County, S. C., in plat book "H" pages 133 and 134, said lots together having 110.1 feet along the northeast side of Sylvan Way, with a depth of 195.3 feet on the southeast side, a depth of 189.7 feet on the northwest side and being 110.8 feet across the rear along a 10 ft. reservation for pipes and poles.

This is the same lot of land conveyed to the mortgagor and Margaret A. Johnston by William A. Wallace by deed dated May 4, 1949 recorded in deed volume 380 page 389, the interest of Margaret A. Johnston being conveyed to the mortgagor by deed recorded in volume 406 page 514.

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.