

BOOK 666 PAGE 368

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

MORTGAGE

JAN 27 11 17 AM 1956

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Ralph C. Benson, 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 Twenty-six Hundred and No/100 - - - -

DOLLARS (\$ 2600.00), 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, on the northwestern corner of Patterson Street and Hampton Avenue Extension, being shown as Lot No. 3 on plat of property of George W. Marshall Estate, recorded in Plat Book "F" at Page 57 and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin in the northwestern corner of Patterson Street and Hampton Avenue Extension, and running thence with the northern side of Hampton Avenue Extension N. 39-08 W. 57.5 feet to pin at corner in Lot 2; thence with line of Lot 2 N. 50-52 E. 125 feet to iron pin in line of Lot 4; thence with the line of said lot S. 39-08 E. 57.5 feet to pin on Patterson Street; thence with Patterson Street S. 50-52 W. 125 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by deed of Mary R. Moore to be recorded herewith.

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.

PAID AND SATISFIED IN FULL

THE 17 DAY OF Dec. 1955
FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION

BY Gary M. Woods
asst. Secretary-Treas.

WITNESSES:

G. G. Simmerman
Bonnie Williams

RECORDED AND CANCELLED OF RECORD

21 DAY OF Dec. 1955

Ollie Farnsworth
REC'D. FOR GREENVILLE COUNTY, S. C.

10:57 A.M. 18417