

First Mortgage on Real Estate

MORTGAGE JUN 27 12 51 PM 1956

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, George C. Gutshall and Mildred J. Gutshall,

(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

Four Thousand Five Hundred and No/100 - - -

DOLLARS (\$ 4,500.00), 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 Gantt Township, on the South side of Gatling Avenue, being known and designated as Lot No. 223 on Plat of Augusta Road Ranches, recorded in Plat Book M, at page 47, R.M.C. Office for Greenville County, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Gatling Avenue, at the joint front corner of Lots Nos. 222 and 223, said pin being 184 feet East of the intersection of Gatling Avenue with Long Hill Street, and running thence S. 0-13 E. 140 feet to an iron pin at the joint rear corner of Lots Nos. 219, 220, 222 and 223; thence N. 89-47 E. 60 feet along the rear line of Lot No. 219 to iron pin, corner of Lot No. 224; thence with line of Lot No. 224, N. 0-13 W. 140 feet to iron pin on the South side of Gatling Avenue; thence with the Southern side of Gatling Avenue, S. 89-47 W. 60 feet to the point of beginning.

The above described property being the same conveyed to the Mortgagors by Charles E. Collins by Deed recorded in the R.M.C. Office for Greenville County in Deed Book 300, at page 217.

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.