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First Mortgage on Real Estate

MORTGAGE
D. H. FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

C. H. FOWLER

(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 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, being known and designated as A. Mahaffey on plat of the property of Eliza Powell recorded in Plat Book C at Page 16, and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at a stake on the southern side of Buncombe Street 145 feet, more or less, in a southeasterly direction from the intersection of Lloyd Street and Buncombe Street at corner of property formerly owned by Stephen King; thence along the southern side of Buncombe Street in a southeasterly direction 63.5 feet, more or less, to an iron pin at corner of Carlisle property; thence with the line of Carlisle property S. 56-03 W. 208.5 feet to pin at corner of property now or formerly owned by Thomas H. Hammond; thence with the line of Hammond property N. 32-20 W. 63.5 feet to an iron pin; thence N. 56-03 E. 208.5 feet to the point of beginning."

LESS, HOWEVER, the strips of land deeded to the city of Greenville by deeds recorded in Vol. 109, Page 16, and Vol. 387 at Page 388 for the purposes of widening Buncombe Street.

Being the same premises conveyed to the mortgagor by Elizabeth D. Gilmer Smith, Broadus Elder, and Paul Willis, as Executors of the Will of Archibald Mahaffey by deed 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.