

First Mortgage on Real Estate

OCT 31 8 53 AM 1950

MORTGAGE

ELLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MONICA BOYCE

(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 Twelve Thousand Five Hundred and No/100 - - - - - DOLLARS (\$ 12,500.00), with interest thereon from date at the rate of five and one-half (5½%) 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, City of Greenville, on the southern side of East North Street Extension being the eastern portion of Lot No. 27 as shown on plat of property of Overbrook Land Company recorded in Plat Book E at Pages 251 and 252 and having according to said plat the following metes and bounds:

"BEGINNING at a point on the southern side of East North Street Extension now or formerly the corner of Albright lot and running thence along the southern side of East North Street Extension S. 63-19 W. 63 feet to a stake corner of the low now or formerly owned by Crosby; thence with the line of said lot S. 32-41 E. 170 feet to a stake in line of lot now or formerly owned by Kee; thence with the line of Kee lot N. 57-19 E. 63.6 feet to the corner of lot now or formerly owned by Albright; thence with the line of said lot N. 32-41 W. 160 feet to the beginning corner. ~~Being the same property conveyed to the mortgagor by deed of James H. Tollison to be recorded.~~ ALSO: All that certain piece, parcel or lot of land in the City of Greenville, State of South Carolina, County of Greenville, being known and designated as Lot No. 16 on plat of Cherokee Park recorded in Plat Book C at Page 96 in the R. M. C. Office for Greenville County, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Conestee Avenue at joint front corner of Lots 15 and 16 and running thence with the line of Lot 15 N. 62-32 W. 171.3 feet to an iron pin on a 15 feet alley; thence with said alley S. 27-40 W. 54.1 feet to an iron pin joint rear corner of Lots 16 and 17; thence with the line of Lot 17 S. 62-32 E. 171.2 feet to an iron pin on Conestee Avenue; thence with said Conestee Avenue N. 27-15 E. 54.1 feet to the beginning corner, being the same premises conveyed to the mortgagor by deed of James H. Tollison to be recorded.

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.