

First Mortgage on Real Estate

MORTGAGE JAN 28 11 38 AM

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, M. G. Bearden and Juanita A. Bearden (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 Seven Thousand and No/100- - - -

DOLLARS (\$ 7,000.00), with interest thereon from date at the rate of Five & One-Half 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 Southwest side of Circle Street (formerly Brookside Avenue) in the City of Greenville, being known and designated as a portion of lot # 2 of Hillside Heights, according to plat prepared by R. E. Dalton dated September 1921, and recorded in Plat Book F at Page 100, and having the following metes and bounds, to-wit:

"BEGINNING at a stake on the Western side of Circle Street, corner of property now or formerly of John L. Drake, and running thence with the line of said lot, S. 55-30 W. 159 feet to a stake; thence S. 27-42 E. 55 feet to a stake; thence N. 55-16 E. 175.2 feet to a stake on Circle Street; thence with the Western side of said Street, N. 44-19 W. 55 feet to the beginning corner."

Being the same property conveyed to the mortgagors by deed of Fred J. Collins recorded in Book of Deeds 563 at Page 546.

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.

The Mortgagee has been duly notified of the recording of this mortgage and has acknowledged the same.

WITNESSES:
M. G. Bearden
Juanita A. Bearden
FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION
GREENVILLE, S. C.

WITNESSES:
OLLIE FARNSWORTH
R.M.C.