

First Mortgage on Real Estate

MORTGAGE

FILED  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FEB 4 9 38 AM

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R. M. C.

C. P. Garrett

(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

----- TWO THOUSAND AND NO/100-----

DOLLARS (\$ 2,000.00-----), 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, near the City of Greenville, lying on the Northwest side of Dukeland Drive, being known and designated as Lot 59 on a plat of Dukeland Park prepared by Dalton & Neves, dated June, 1940 recorded in Plat Book J at pages 220-221, and according to said plat having the following metes and bounds:

BEGINNING at an iron pin on the Northwest side of Dukeland Drive, front corner of lot 60, which point is N. 54-18 E. 266.4 feet from the intersection of Dukeland Drive and McMakin Drive; running thence with the line of Lot 60, N. 35-42 W. 255 feet to an iron pin on the bank of Langston Creek; thence with the creek as the line, the chord of which is N. 75-18 E. 53.5 feet to an iron pin, rear corner of Lot 58; thence with the line of said lot S. 35-42 E. 236 feet to an iron pin on the Northwest side of Dukeland Drive; thence with the Northwest side of said Drive, S. 54-18 W. 50 feet to the beginning corner.

This being the same property conveyed to mortgagor by deed of C. B. Martin recorded in Deed Book 314 at page 344, one-half of said lot having then been conveyed by mortgagor to Elma G. Martin by deed recorded in Deed Book 314 at page 324. Said interest having been reconveyed to the mortgagor by Elma G. Martin by deed recorded in Deed Book 404 at page 177.

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 RECEIVED IN FULL

THIS 4 DAY OF FEBRUARY 1940  
FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION

WITNESSES:

RECORDED AND CANCELLED BY  
RECORDS & DEEDS DIVISION  
FEBRUARY 4 1940