

APR 24 12 15 PM 1957

First Mortgage on Real Estate

MORTGAGE

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

L. G. CAUSEY

(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 Six Thousand and No/100 - - - - -

DOLLARS (\$ 6000.00), 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, Greenville Township, known and designated as a portion of Lots 13, 14, and 15 of the Ethel Y. Perry property according to a plat recorded in Plat Book S at Page 49, and being also shown as a portion of the property of E. D. Harrell and L. G. Causey on a plat prepared by W. J. Riddle dated April, 1952, recorded in Plat Book CC at Page 39, and being more particularly described as follows:

"BEGINNING at an iron pin in the rear line of Lot No. 15 which pin is S. 20-06 E. 17.2 feet from the original northeast corner of said lot, said pin being at the corner of property heretofore conveyed by the mortgagor to Lela J. Causey by deed dated February 28, 1957, recorded in Deed Book 572 at Page 146, and running thence with the line of said property S. 31-43 E. 141.5 feet to point; thence continuing with the line of said property S. 51-19 W. 29.1 feet to a point; thence S. 34-04 E. 23.6 feet to a point in the joint line of Lots 13 and 85; thence with the line of Lot 13 and Lots 85, 86, and 87 N. 80-26 E. 109.3 feet to an iron pin in the rear corner of Lot 13; thence with the line of Lot No. 12 N. 9-29 W. 100 feet to an iron pin rear corner of Lot 14 in the line of Lot 15; thence with the line of Lot 15 N. 80-26 E. 6.8 feet to an iron pin at rear corner of Lot 15; thence with the line of said lot N. 20-60 E. 47.2 feet to the beginning corner."

ALSO: All the mortgagor's interest in and to a certain easement for ingress and egress across the property of Lela J. Causey, which easement is preserved by the mortgagor in his deed to the said Lela J. Causey recorded in Deed Book 572 at Page 146, said easement being more particularly described as follows:

BEGINNING at a point on the eastern side of Christopher Street which point is 280.5 feet from the intersection of said street and Dukeland Drive and running thence with Christopher Street S. 5-57 E. 20 feet to a point, corner of property described in deed recorded in Deed Book 456 at Page 186; thence N. 80-26 E. 37.4 feet to a point corner of property of the mortgagor herein; thence with the line of said property N. 34-04 W. 23.6 feet to a point; thence across the property of Lela J. Causey S. 80-26 W. 25 feet, more or less, to the beginning corner.

This being a portion of the property conveyed to the mortgagor by deed recorded in Deed Book 437 at Page 241, a one-half interest therein having been thereafter conveyed to E. D. Harrell, Jr., and Eunice C. Harrell by Deed recorded in Deed Book 437 at Page 258. Said E. D. Harrell, Jr., thereafter reconveyed his interest in said property to the mortgagor by deed recorded in Deed Book 532 at Page 265, and Eunice C. Harrell reconveyed her interest to the mortgagor 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.

For Agreement for Rev. Withdrawal & Extension See P. 8. M. Book 878 Page 415

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