

First Mortgage on Real Estate

MORTGAGE JUL 3 8 14 AM 1957

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARRINGTON
R.M.O.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

S. C. Rush (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 FIVE HUNDRED AND NO/100--- DOLLARS (\$7,500.00---), with interest thereon from date at the rate of Five and 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, In the City of Greenville:

All that lot of land lying on the Southwest corner of the intersection of Old Augusta Road with DeOyley Avenue and being shown as Lot 19 on a plat of Augusta Road Ranches prepared by Dalton & Neves, dated April, 1941 and recorded in Plat Book M at page 47, and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the Western side of Old Augusta Road, the front corner of lot 20, running thence with the line of said lot, S. 89-47 W. 198.3 feet to an iron pin on the East side of a 15 foot alley; thence with the East side of said alley, N. 00-13 W. 50 feet to an iron pin on the South side of DeOyley Avenue; thence with the South side of said Avenue, N. 89-47 E. 173.4 feet to an iron pin near the intersection of DeOyley Avenue with old Augusta Road; thence with the curve of said intersection, the chord of which is S. 42-36 E. 33.7 feet to an iron pin on the West side of Old Augusta Road; thence with the West side of said road, S. 5-00 W. 25.2 feet to the beginning.

Being the same property conveyed to the Mortgagor by deed of Mutual Life Insurance Company of New York, to be recorded herewith.

ALSO: All that lot of land lying on the Southeast side of Phillips Lane in the City of Greenville, Greenville County, State of South Carolina, being shown as Lot 11 on a plat of the property of T. F. Huegenin and J. T. Douglas, prepared by Dalton & Neves, dated June, 1946, revised November 28, 1946, recorded in Plat Book Q at page 200, according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the Southeast side of Phillips Lane, front corner of Lot 10, which pin is S. 47-11 W. 680 feet from the intersection of Phillips Lane with the Augusta Road; running thence with the line of Lot 10, S. 42-49 E. 153.8 feet to an iron pin; thence with the rear line of Lot 11, S. 47-11 W. 60 feet to an iron pin, rear corner of Lot 12; thence with the line of said lot N. 42-47 W. 153.8 feet to an iron pin on the Southeast side of Phillips Lane; thence with the Southeast side of Phillips Lane, N. 47-11 E. 60 feet to the beginning corner.

Being part of the property conveyed to mortgagor by deed of J. Marshall Balentine, recorded in Deed Book 428 at page 392.

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 Re-Advance & Extension see R. E. M. Book 872 Page 81
For Release of Lot 11 see R. E. M. Book 818 Page 196

WITNESSES
Elizabeth Neill
Lillian ...
Lillian ...

RECORDED AND CANCELLED OF RECORD
26 DAY OF July 1957
R. E. M. BOOK 718 PAGE 108
FOR GREENVILLE COUNTY, S. C.
10:20 O'CLOCK A.M. NO. 2226