

GREENVILLE, S. C.

BOOK 724 PAGE 377

SEP 13 2 57 PM 1957

USL—First Mortgage on Real Estate

MORTGAGE

BOLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

H. L. ALEXANDER

(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 Fifteen Thousand and No/100----- DOLLARS (\$ 15,000.00), 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, on the Northeast side of West Parker Road, near the City of Greenville, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northeast side of West Parker Road, at corner of lot now or formerly of Edward F. Cranford and Lois W. Cranford, and running thence along said Cranford line, N 56-30 E, 193.5 feet to an iron pin; thence S 31-0 E, 135.62 feet to an iron pin at corner of property now or formerly of Ossie Hunt; thence along said Hunt line, S 56-30 W, 207.24 feet to an iron pin on the Northeast side of West Parker Road; thence along the Northeast side of West Parker Road, N 26 W, 134.3 feet to the beginning corner.

ALSO all that piece, parcel or lot of land, near the City of Greenville, in Greenville County, S. C., containing 2.96 acres, more or less, lying North-east of and adjacent to the tract of land first above described and having according to a survey made by T. T. Dill, Surveyor, July, 1947, the following metes and bounds, to wit:

BEGINNING at an iron pin at the Northeast corner of the 8.50 acre tract of land now or formerly belonging to Edwin B. Wynn and Fred W. Wynn, and running thence along the line of said property, S 58-0 W, 747 feet to a hickory; thence N 32 W, 199 feet to an iron pin; thence N 66-00 E, 860 feet to an iron pin; thence S 10-0 E, 133 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of T. C. Ferguson and Lila Mae Ferguson, 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.

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