

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.
MORTGAGE

MAR 20 3 35 PM 1958

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: **OLLIE FARNSWORTH**
R. M. C.

ALEXINA W. MULLEN (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 **Twelve Thousand Five Hundred and No/100** -----

DOLLARS (\$12,500.00), 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, Gantt Township, being shown as the property of Godfrey on a plat of subdivision known as Shady Grove, prepared by C. C. Jones, October 20, 1953, and recorded in Plat Book EE, Page 53, containing 1.63 acres, and being more particularly described as follows:

BEGINNING at an iron pin on the east side of Base Drive, formerly old U. S. Highway 25, at the corner of the Langdale property, and running thence with the east side of Base Drive N. 0-46 W. 170 feet to iron pin on south side of Shady Grove Street; thence with said street N. 89-19 E. 448 feet to iron pin; thence S. 0-41 E. 96.5 feet to an iron pin; thence S. 89-19 W. 29 feet to an iron pin; thence S. 0-41 E. 57.8 feet to an iron pin in the line of Langdale property; thence with said property S. 87-08 W. 419.5 feet to the point of beginning. Being the same property conveyed to the mortgagor by deed recorded in Deed Book 579, Page 5.

ALSO: All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, being known and designated as Lot 31 on plat of property of Albert Q. Taylor, recorded in Plat Book P, Page 49, in the R. M. C. Office for Greenville County, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Branch Street at the joint front corner of Lots 30 and 31 and running thence with the line of Lot 30 S. 31-43 W. 191.6 feet to an iron pin; thence N. 59-0 W. 100 feet to an iron pin; thence N. 31-43 E. 192.8 feet to an iron pin on Branch Street; thence with said Branch Street S. 58-17 E. 100 feet to the point of beginning. Being the same property conveyed to the mortgagor by deed recorded in Deed Book 513, Page 430, and Deed Book 579, Page 8.

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.

26869
attest
Ollie Farnsworth,
R. M. C.
at 10:15 a. m.

2nd May
1961
2-555
E. [Signature]

For Agreement for Adv. & Extension of Term of mtg. see R. E. M. Book 805, Page 429.