

827-278

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.
MORTGAGE

JUN 15 2 24 PM 1960

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

KATHARINE B. TAYLOR,

(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 SIXTEEN THOUSAND FIVE HUNDRED AND NO/100- - - - - DOLLARS (\$16,500.00), with interest thereon from date at the rate of five & 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,

in the City of Greenville, known and designated as Lot No. 228 of Traxler Park as shown on plat made by R. E. Dalton, recorded in the R.M.C. office for Greenville County, S. C. in Plat Book F, Pages 114, 115 and 116, and having according to said plat the following metes and bounds, to-wit:

BEGINNING At an iron pin on the northern side of Byrd Boulevard, 80 feet east of the northeastern intersection of Byrd Boulevard and Woodvale Avenue, which point is the joint southern corner of Lots 227 and 228, and running thence with Byrd Boulevard, S. 60-28 E. 75 feet to an iron pin, joint southern corner of Lots 228 and 229; thence with the dividing line of said lots, N. 29-32 E. 193.5 feet to an iron pin, joint northern corner of Lots 228 and 229; thence with the rear line of Lot 228, N. 57-40 W. 75.08 feet to an iron pin, joint northern corner of Lots 227 and 228; thence with the dividing line of said lots, S. 29-32 W. 197 feet to the point of beginning.

This is the same property conveyed to mortgagor herein by deed of Herman N. Hipp, et al., recorded April 17, 1958, in office of R.M.C. for Greenville County in Deed Book 596, Page 419.

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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Elizabeth Thrall
Gerry M. Wood
Betty Raymond

24 Dec 61
Ollie Farnworth
9:20 a. 17787