

NORTHSIDE

FILED
GREENVILLE CO. S. C.
MAY 13 9 03 AM '71
OLLIE FARNSWORTH
R. M. C.
MORTGAGE

BOOK 1190 PAGE 429

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Elsie B. Watson and
Willie Mae Watson

(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) in the sum of Seven Thousand Five Hundred and no/100-----DOLLARS (\$ 7,500.00), with interest thereon at the rate of eight per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 10 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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 northeastern side of Elaine Avenue, being shown on a plat of the property of William M. Edwards, dated January 1952, prepared by Dalton & Neves, recorded in Plat Book S at Page 12 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Elaine Avenue at the joint front corner of lot 39 and lot 40 and running thence with the line of lot 39, N. 58-41 E. 278.6 feet to an iron pin at the joint rear corner of lot 39 and lot 40; thence N. 29-07 W. 150.10 feet to an iron pin at the corner of lot 41 and lot 42; thence with lot 42 S. 58-41 W. 284.3 feet to an iron pin on the northeastern side of Elaine Avenue; thence with said Avenue S. 31-19 E. 150 feet to the point of beginning

This is the same property conveyed to the mortgagors by deeds recorded in Deed Book 493 at page 185 and Deed Book 512 at page 355 in the R.M.C. Office for Greenville County.

The above described property is shown as lots 40 and 41 on the aforementioned plat.

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.