

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

FILED
GREENVILLE
MAY 12 11 37 AM
THE FARMERS' TRUST CO.
R. D.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, **E. C. Ellis** (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 and No/100- - - - -** DOLLARS (\$ 7000.00), with interest thereon from date at the rate of **Five & 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 Greenville Township, being known and designated as lots Nos. 14, 15 and 16, as shown on a Plat of the Property of the Ethel Y. Perry Estate, prepared by W. J. Riddle, June 1946, recorded in Plat Book "Q" at Page 27, and being more particularly described according to said plat as follows:

"BEGINNING at an iron pin on the Western side of Beacon Street, joint front corner of lots Nos. 13 and 14, which pin is 120 feet North of the intersection of Beacon Street and Berkley Avenue, and running thence with joint line of said lots, N. 80-52 W. 123.6 feet to an iron pin in line of lot No. 11; thence with line of lot No. 11, N. 8-36 E. 139.5 feet to an iron pin, rear line of lot No. 16; thence with line of lot No. 16, N. 78-36 E. 60 feet to an iron pin in rear line of lot No. 17; thence with joint line of lots Nos. 16 and 17, N. 88-55 E. 91.3 feet to an iron pin on the Western side of Beacon Street, joint front corner of lots Nos. 16 and 17; thence with Beacon Street, S. 16-30 W. 180 feet to the beginning corner."

Being the same premises conveyed to the mortgagor by Hext M. Perry Trustee by deed dated March 2, 1949, recorded in Volume 375 at Page 74.

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.

12 July 50
Elizabeth Nicoll
W. M. Cannon
W. E. Addison
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