

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }FILED
GREENVILLE CO. S. C.
AUG 18 9 55 AM 1949OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, F. G. Phillips, (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 Six Thousand no/100

DOLLARS (\$6,000.00), with interest thereon from date at the rate of 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 Greenville Township, being known and designated as Lots Nos. 15 and 16 according to plat of Welcome View, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book U, page 155, said plat being prepared by Piedmont Engineering Service in August 1948, and having the following metes and bounds:

BEGINNING at an iron pin on the north side of Short Street at joint corner of Lots Nos. 2 and 15, and running thence along the rear lines of Lots Nos. 2 and 1 N. 23-27 W. 190.1 feet to pin in line of property now or formerly belonging to Looper; thence along the line of the property now or formerly belonging to Looper, N. 68-30 E. 219.1 feet to iron pin on west side of Welcome Street; thence along the west side of Welcome Street S. 23-27 E. 154.8 feet to iron pin at intersection of Welcome Street and Short Street; and thence along northern side of Short Street, S. 61-53 W. 220.1 feet to the point of beginning, being the same conveyed to me by Boyce Wynn and Carl Wynn by deed dated April 30, 1949, and recorded in R. M. C. Office for Greenville County in Book 380, page 500.

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.