

USL—First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Estelle Alverson Foster

(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 Thirty-Five Hundred and No/100- - - - - DOLLARS (\$ 3500.00), with interest thereon from date at the rate of Five (5 %) - - 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, on the East side of Rutherford Street and being known and designated as lot No. 1 as shown on plat of W. M. Jordan, et al prepared by R.E. Dalton March 1921, recorded in Plat Book E at Page 214 and being more particularly described as follows:

"BEGINNING at an iron pipe on the East side of Rutherford Street, joint front corner of lots Nos. 1 and 2, and running thence with joint line of said lots, S. 88-11 E. 150 feet to an iron pipe in line of lot 3A; thence with line of said lot, N. 1-12 E. 54.1 feet to an iron pipe; thence N. 87-05 W. 150 feet to an iron pin in the East side of Rutherford Street; thence with said street, S. 1-12 W. 57 feet to the point of beginning. Subject, however, to a street right-of-way conveyed to the City of Greenville, by deed recorded in Volume 387 at Page 412, extending across the entire front of said lot with a uniform depth of 18.8 feet. Being the same premises conveyed to the mortgagor by C. Hoyt Brown by deed recorded in Volume 312 at Page 65."

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.