

FILED
GREENVILLE CO. S. C.

APR 20 9 31 AM 1951

OLLIE FARNSWORTH
R.M.C.

U.S. - FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: FRANCES G. LINEBERGER

(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 Twenty-five Hundred and no/100

DOLLARS (\$ 2500.00), with interest thereon from date at the rate of five 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, being known and designated as Lot Nos. 68 and 69 and a portion of Lot No. 70 according to a plat of Augusta Terrace, plat made by Dalton and Neves, Engineers, March, 1930, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book G at Page 265 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Crystal Avenue at the joint front corner of Lot Nos. 67 and 68 and running thence along the line of Lot No. 67, S. 29-18 E. 200 feet to an iron pin at the rear corner of Lot No. 10; thence along the rear line of Lot Nos. 10, 9 and 8, N. 60-42 E. 58.9 feet to an iron pin in the line of Lot No. 70; thence through Lot No. 70, N. 29-18 W. 200 feet to an iron pin on Crystal Avenue; thence along Crystal Avenue, S. 60-42 W. 58.9 feet to an iron pin at the point of beginning.

Being a portion of the property conveyed to the mortgagor herein by deed of J. P. McLeod dated April 19, 1948, recorded in the R. M. C. Office for Greenville County in Deed Book 344 at Page 68.

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.