BOOK 410 PAGE 416

FILED
GREENVILLE CO. S. C.

USL—FIRST MORTGAGE ON REAL ESTATE

MAY 3 3 54 PM '50

MORTGAGE

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Waco F. Childers, Jr. (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 ($ 2,500.00), with interest thereon from date at the rate of six (6%) 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 Northern side of D'Oyley Avenue, being known and designated as Lot No. 48 as shown on Plat of Augusta Road Ranches, prepared by Dalton & Neves, Engineers, in April 1941, recorded in Plat Book M at Page 47, and described as follows:

"BEGINNING at an iron pin on the Northern side of D'Oyley Avenue, which pin is 192.5 feet West of the turnout point of D'Oyley Avenue and Long Hill Street, and is the joint front corner of Lots Nos. 48 and 49, and running thence with the joint line of said lots N. 0-13 W. 300 feet to an iron pin in line of Lot No. 78; thence with the line of said lot, S. 89-47 W. 60 feet to an iron pin at joint rear corner of Lots Nos. 47 and 48; thence with the joint line of said lots, S. 0-13 E. 300 feet to an iron pin on the Northern side of D'Oyley Avenue; thence with said Avenue, N. 89-47 E. 60 feet to the point of beginning".

Said premises being the same conveyed to the mortgagor by Harold E. and Effie S. Childress by deed recorded in Book of Deeds 410 at Page 382.

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.