

FEB 24 12 17 PM 1955

OLLIE FARNSWORTH
R. M. C.

USL—First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, H. BAXTER CARPENTER, (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 Twelve Thousand and no/100ths - - - - - DOLLARS (\$ 12,000.00), 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, situate on the west side of Trails End in the City of Greenville, shown as Lot No. 201 and the north one-half of Lot No. 200 adjacent thereto, as shown on plat of Cleveland Forest, made by Dalton & Neves, Engineers, May 1940, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book M, Page 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Trails End at joint front corner of Lots 201 and 202 and running thence with the line of Lot 202, N. 58-50 W. 177.2 feet to an iron pin on the east side of a 20 foot alley; thence with the east side of said alley, S. 22-12 W. 87 feet to an iron pin; thence still with said alley, S. 10-0 W. 40 feet to a point in the center of the rear line of Lot 200; thence through the center of Lot 200, in an easterly direction, 176 feet, more or less, to an iron pin on the west side of Trails End in the center of the front line of Lot 200; thence with the west side of Trails End, N. 7-03 E. 25 feet to an iron pin; thence continuing with the curve of Trails End (the chord being N. 22-30 E. 50 feet) to the beginning corner.

The above described property is the same conveyed to the mortgagor herein by deed of Richard A. Gilbert, dated October 24, 1952, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 466 at page 254.

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.