

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Clova H. Caplan

(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-Six Hundred and No/100 - - - - -

DOLLARS (\$ 2600.00), 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 Greenville Township, on the Western side of Y.M.C.A. Street, near the City of Greenville, known and designated as Lot No. 18 of Block B, as shown on plat of the subdivision known as City View, recorded in the R.M.C. Office for Greenville County in Plat Book "A" at Pages 460 and 461, and having, according to said plat, the following metes and bounds, to-wit:-

"BEGINNING at an iron pin on the Western side of Y.M.C. Street, 150 feet North of O'Neal Street, and at the corner of Lot No. 19, and running thence along the line of Lot No. 19, N. 89 1/2 W. 150 feet to an iron pin on a ten-foot alley; thence along the Eastern side of said alley N. 1/2 E. 50 feet to an iron pin, corner of Lot No. 17; thence with the line of said lot, S. 89 1/2 E. 150 feet to an iron pin on Y.M.C. A. Street; thence along the Western side of said Street, S. 1/2 W. 50 feet to the beginning corner."

Said premises being the same conveyed to the mortgagor by Flora Painter by deed dated February 15, 1935, recorded in Volume 178 at Page 386.

For value received, the Fidelity Federal Savings and Loan Association, the owner and holder of the within mortgage on which there is due a balance of \$2,588.87, as of this date does hereby transfer, assign, and set over to the Southern Weaving Company without recourse, the within mortgage and the note which it secures, this the 12th day of March, 1948.

Witness: Gladys M. Means, Lattie W. Galphin, Fidelity Federal Savings and Loan Association, By: M. M. Hewell, President.

Assignment Recorded April 20th 1949. at 9:09 AM # 9183

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.