

U.S. - FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Alvin Watson (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 Forty-five Hundred and No/100- - - - - DOLLARS (\$ 4,500.00), with interest thereon from date at the rate of five & One-half 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, formerly School District 7-IC, on the Northern side of Buist Avenue, and being Lot No. 19 of a subdivision of Buist Lands, known as Oakland Heights, according to Plat of the same recorded in Plat Book F at Page 204, and being described as follows:

"BEGINNING at a stake 457 feet from the corner of Robinson Street and Buist Avenue, and running thence with Buist Avenue in an easterly direction 100 feet to corner of Lots Nos. 19 and 20; thence with the joint line of Lots Nos. 19 and 20 in a northerly direction, 170½ feet to a stake on a 19-foot alley; thence with said alley in a Westerly direction 100 feet to a stake at corner of Lots Nos. 19 and 18; thence with the joint line of Lots Nos. 18 and 19 in a southerly direction, 170½ feet to the beginning corner."

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.