

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

To ALL WHOM THESE PRESENTS MAY CONCERN:

James Fred Jones, Jr. of
Greenville, S. C. , hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto
Fidelity Federal Savings and Loan Association, Greenville, S. C.

, a corporation organized and existing under the laws of the United States of America , hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Sixty-nine Hundred and No/100 Dollars (\$ 6900.00), with interest from date at the rate of four and one-half per centum (4½ %) per annum until paid, said principal and interest being payable at the office of Fidelity Federal Savings and Loan Association in Greenville, S. C. or at such other place as the holder of the note may designate in writing, in monthly installments of Forty-three and 68/100 - - - - - Dollars (\$ 43.68), commencing on the first day of August , 19 49 , and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of July , 19 69 .

Now, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville , State of South Carolina:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the South side of Pleasant Ridge Avenue, in that area recently annexed to the City of Greenville, in Greenville County, South Carolina, being shown as Lot #117 on plat of Pleasant Valley, Section 1, made by Dalton & Neves, Engineers, April 1946, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book P, page 93, and having according to a recent survey made by R. W. Dalton, Surveyor, June 8, 1948 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Pleasant Ridge Avenue, at joint front corner of Lots 116 and 117, said pin being 170 feet East from the Southeast corner of the intersection of Pleasant Ridge Avenue and Panama Avenue, and running thence along the line of Lot 116 S. 0-08 E. 160 feet to iron pin; thence N. 89-52 E. 60 feet to iron pin; thence along the line of Lot 118 N. 0-08 W. 160 feet to iron pin on the South side of Pleasant Ridge Avenue; thence along the South side of Pleasant Ridge Avenue S. 89-52 W. 60 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 equipment now or hereafter attached to or used in connection with the real estate herein described.