

USL—First Mortgage on Real Estate

APR 13 11 55 AM 1961

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Sam Zimmerman, 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 Forty-Five Hundred and No/100- - - - - DOLLARS (\$ 4500.00), 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, lying South of Hampton Avenue Extension, and just off Barton's Alley, being shown as lot No. 12, Block 7, Page 139, of the County Block Book, and being more particularly described by metes and bounds, as follows:

"BEGINNING at an iron pin at the Southwest corner of lot now or formerly owned by E. C. Couch which iron pin is 150 feet from the Southern side of Hampton Avenue, and running thence S. 18-45 W. 109 feet to stake on a ten foot alley; thence S. 80-25 E. 229 feet more or less along the Northern side of said alley to old corner; thence N. 10-25 E. 69 feet, another corner; thence along the rear of said lots, facing Hampton Avenue Extension, N. 74 W. 211.5 feet to the beginning corner."

Together with the right and privilege to the mortgagee to the use of a certain alley ten feet in width running along the Southern side of lot hereinabove described and also the right and use of another alley 10 feet in width which alley runs N. 10-25 E. and the right and use of still another alley which runs from Kelly Avenue and joins the second alley above described and the last mentioned alley running approximately N. 81-15 W.. It being the intention to convey by way of mortgage all the easements and alley rights owned by the mortgagor and conveyed to him by deed recorded in Volume 332 at Page 444.

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.

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Ruth S. Whitcomb
E. W. ...
Nathaniel M. ...

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