

USL—First Mortgage on Real Estate

MORTGAGE

APR 15 9 00 AM 1950

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

M. G. Proffitt and J. Louis Coward Construction Company

(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 Eight Thousand and No/100- - - - -

DOLLARS (\$ 8000.00 ), 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 the City of Greenville, in School District 8GD and being known and designated as lot No. 13 as shown on a plat of the property of Ables & Rasor recorded in Plat Book E at Page 153, and being more particularly described according to said plat as follows:

"BEGINNING at an iron pin on the North side of Riverside Drive, joint front corner of lots Nos. 13 and 14, which pin is 295.8 feet West of the Northwest intersection of Riverside Drive and Ridge Drive, and running thence with Riverside Drive in a Westerly direction 83.5 feet to an iron pin, joint front corner of lots Nos. 12 and 13; thence with the joint line of said lots, in a Northwesterly direction 334 feet to an iron pin; thence in a Northeasterly direction 78 feet to an iron pin, joint rear corner of lots Nos. 13 and 14; thence with joint line of said lots in a Southeasterly direction 332.7 feet to the point of beginning. LESS HOWEVER, a five foot strip off of the front of said lot heretofore conveyed for the widening of Riverside Drive."

Being the same premises conveyed to the mortgagors by deed recorded in Book of Deeds 402 at Page 138.

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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