

FHA Form No. 2175 m
(For use under Sections 203-408)
(Revised February 1950)

MORTGAGE

FEB 13 9 13 AM '51

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Willie C. Coleman and Carolyn H. Coleman of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

Fidelity Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, 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 Six Thousand Two Hundred and No./100 Dollars (\$ 6,200.00), with interest from date at the rate of four and one-quarter per centum (4 1/4 %) per annum until paid, said principal and interest being payable at the office of Fidelity Federal Savings & Loan Association in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of forty-six and 69/100- - - - - Dollars (\$ 46.69), commencing on the first day of February, 19 51, 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 January, 19 66.

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: in the City of Greenville, in School District 7H2, being known and designated as Lot No. 4 of Block L, Section 5, East Highland Estates, recorded in Plat Book K at Page 80, and being more particularly described according to a recent survey of J. C. Hill as follows:

"BEGINNING at an iron pin on the Southwest side of Claremore Avenue, which pin is 226.5 feet from the intersection of Claremore Avenue and Highland Drive, and is the joint front corner of Lots Nos. 3 and 4, and running thence with Claremore Avenue, S. 30-41 E. 79 feet to an iron pin in the center of a three-foot ditch reserved for drainage, at the joint front corner of Lots Nos. 4 and 5; thence along the center of said ditch and the joint line of said lots, S. 60-27 W. 172.3 feet to an iron pin in a ten-foot alley; thence with said alley, N. 37-49 W. 50.8 feet to an iron pin, joint rear corner of Lots No. 3 and 4; thence with joint line of said lots, N. 54-11 E. 179 feet to the point of beginning".

Being the same premises conveyed to the mortgagors by deed recorded in Book of Deeds 399 at Page 481.

This mortgage is given subject to the drainage reservation recorded in Book of Deeds 276 at Page 334.

ALSO, one 30-gallon Automatic Electric Water Heater and One Floor Furnace, it being the intention of the parties hereto that said chattels shall constitute a part of the real estate.

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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the