

BOOK 505 PAGE 286

FILED GREENVILLE CO. S. C.

JUL 30 3 54 PM 1951

OLLIE FARNSPORTH R. M. C.

USL—First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:
I, W. A. Ivester

(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 Thirteen Thousand Eight Hundred and No/100- - - DOLLARS (\$ 13,800.00), with interest thereon from date at the rate of Five (5%) 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, on the East side of Augusta Street, being known and designated as lots 6 and 7 as shown on a plat of Mills and McBrayer property, recorded in Deed Book EEE at Page 301, and being more particularly described according to said plat as follows:

"BEGINNING at a point on the East side of Augusta Street, joint front corner of lots 5 and 6, and running thence with joint line of said lots, S. 47-3/4 E. 160 feet to a point on an alley (now called Perry Alley); thence with said Alley, S. 38 W. 50 feet to a point, joint rear corner of lots 7 and 8; thence along joint line of said lots, N. 47-3/4 W. 162 feet to a point on the East side of Augusta Street, joint front corner of lots 7 and 8; thence along the East side of Augusta Street, N. 40-1/2 E. 50 feet to the point of beginning."

It is the intention of this mortgage to cover all of the land conveyed to the mortgagor by the following three deeds, James Siachos to W. A. Ivester dated November 1, 1947, recorded in Volume 316, at Page 368; James Siachos to W. A. Ivester dated January 9, 1950, recorded in Volume 400 at Page 77; and C. C. Hindman, Jr., et al by deed to be recorded.

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.

See Release See Deed Book 455 Page 530 deed to C. Kirby Hammond

PAID AND ENDORSED IN FULL
THIS 25 DAY OF Oct 1961
FIDELITY FEDERAL SAVINGS & LOAN ASSO.
BY Gerry M. Woods Secretary
WITNESS:
Vivian Petty
Lucy R. Seales

RECORDED AND CANCELED OF RECORD
26 DAY OF Oct 1961
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 8:24 O'CLOCK A.M. NO. 10759