

FILED GREENVILLE 23, 1952

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USL—First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, ~~Caroline Brock~~ Unity Brock
and J. L. Brock

(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 Fifty-five Hundred and No/100- - - - - DOLLARS (\$ 5,500.00), 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 Eastern side of Jones Avenue, and being the greater portion of Lot No. 2 as shown on Plat of Property of W. L. McDaniel prepared by R. E. Dalton, Engineer, January 1924, recorded in Plat Book F at Page 186, and being more particularly described according to said plat as follows:

"BEGINNING at an iron pin on the Eastern side of Jones Avenue, 700 feet North of the intersection of Jones Avenue and Camille Street, which pin is the joint front corner of lots Nos. 2 and 3, and running thence with the joint line of said lots, S. 89-0 E. 185.4 feet to an iron pin; thence N. 1-01 W. 52.83 feet to an iron pin in rear line of lot No. 2; thence through lot No. 2 in a Westerly direction, 183.4 feet to an iron pin in the East side of Jones Avenue; thence with said Avenue, S. 1-01 E. 52.5 feet to the point of beginning."

Being the same premises conveyed to the mortgagors by The Peoples National Bank by deed recorded in Volume 172 at Page 61.

Caroline Brock died intestate July 24, 1951, leaving as her Heirs at Law a brother and sister; that is, Unity Brock and J. L. Brock.

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.