

FILED
GREENVILLE, S. C.

USL—First Mortgage on Real Estate

MORTGAGE

SEP 19 2 02 PM '52

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Helen L. Pace and
Ruth E. Pace,

(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 Six Thousand and No/100- - - - - DOLLARS (\$ 6,000.00), 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, Gantt Township, seven and one-half miles from Greenville County Court House, near Grove Creek, water of the Saluda River, and being more particularly described according to a survey and plat of . C. Jones, Engineer, dated August 18, 1952, as follows:

"BEGINNING at an iron pin located on edge of a County Road at joint front corner of property of W. H. Pace and M. D. Fowler, and running thence with the joint line of W. H. Pace and M. D. Fowler, N. 4-00 W. 1452 feet to iron pin; thence N. 85-00 W. 255.1 feet to iron pin; thence S. 4-00 E. 1496.6 feet to iron pin located on edge of a County Road; thence with said County Road, and along the edge thereof, N. 84-52 E. 250 feet to an iron pin, the beginning corner."

Said premises being the same conveyed to the mortgagors by W. H. Pace by deed dated August 20, 1952, recorded in Book of Deeds 461 at Page 260.

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.