

USL—First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Lloyd H. Kimbrough and Mary H. Kimbrough

(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 Three Thousand and No/100- - -

DOLLARS (\$ 3000.00), 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, on the North side of Marion Road, near the City of Greenville, being shown as lot No. 119 and a portion of lot No. 120, on revised plat of City View Annex, recorded in the R.M.C. Office for Greenville, S.C. in Plat Book "G" at Pages 152-155, and having, according to a recent survey made by R.E. Dalton October 16, 1946, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the North side of Marion Road, at joint corner of lots 118 and 119, said pin also being 746.5 feet in a Southwesterly direction from the point where the South side of Grain Avenue intersects with the West side of Marion Road and running thence with the line of lot 118, N. 36-30 W. 437 feet to a stake in branch; thence following the branch as a line to a stake (the traverse line being S. 27-00 W. 89 feet) in rear line of lot 120; thence running through lot 120, S. 34-16 E. 364.5 feet to a stake on the North side of Marion Road; thence with the North side of Marion Road, N. 72-10 E. 100 feet to the point of beginning."

Being the same premises conveyed to the mortgagors by Thomas S. Bruce 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.

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