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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:

I, Jack T. Ballew

(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 Nine Thousand and No/100- - - -
DOLLARS (\$9000.00), 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~~^{those} certain piece^s/parcel^s/or lot^s 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 Western side of Beacon Street, being shown as lots 14 and 15 on plat of property of the Ethel Y. Perry Estate, recorded in Plat Book "Q" at Pages 27, and when described as a whole, has the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the West side of Beacon Street, at the joint front corner of lots 13 and 14 which pin is 120 feet North from the intersection of Beacon Street and Berkley Avenue and running thence with line of lot 13, N. 80-52 W. 123.6 feet to an iron pin in line of lot 11; thence with the line of lot 11, N. 8-36 W. 118.4 feet to an iron pin at rear corner of lot 16; thence with line of lot 16, S. 80-52 E. 138.3 feet to an iron pin on Beacon Street; thence with the West side of Beacon Street, S. 16-30 W. 120 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by Wilbur W. Martin by deed to be recorded herewith.

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.