

MORTGAGE

STATE OF SOUTH CAROLINA, } ss:
COUNTY OF GREENVILLE

To ALL WHOM THESE PRESENTS MAY CONCERN:

We, R. M. Morgan and Lucile A. Morgan of Greenville, S. C., hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Fidelity Federal Savings & Loan Association,

a corporation organized and existing under the laws of the United States of America, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Eighty-Six Hundred and No/100- - - Dollars (\$ 8600.00), with interest from date at the rate of four & one-fourth per centum (4 1/4 %) per annum until paid, said principal and interest being payable at the office of Fidelity Federal Savings and Loan Association in Greenville, S. C. or at such other place as the holder of the note may designate in writing, in monthly installments of * * - - - - Fifty-Three and 32/100- - - - - Dollars (\$ 53.32), commencing on the first day of June, 19 53, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of May, 19 73 .

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina: in Greenville Township, being known and designated as lot No. 12, as shown on the Plat of the property of Leo G. Ballanger, prepared by Dalton & Neves, Engineers, February, 1952, recorded in Plat Book Z at Page 46, and being more particularly described, according to said plat, as follows to-wit :

"BEGINNING at an iron pin in the North side of Paris Mountain Avenue, joint front corner of lots Nos. 11 and 12 and running thence with said Avenue S. 83-50 W. 60.5' feet to an iron pin; thence N. 6-13 W., 174.1 feet to an iron pin; thence N. 84-00 E. 60.5 feet to an iron pin, rear corner of lot No. 11; thence with said lot S. 6-13 E. 174 feet to the point of beginning."

Being the same premises conveyed to the Mortgagors by deed of B. F. Trammell, 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 equipment now or hereafter attached to or used in connection with the real estate herein described.

To HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the