

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Willis B. Gaines

(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 Hundred Eighty and No/100- - - - -

DOLLARS (\$ 680.00), 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, in Chick Springs Township, School District 9C, containing 10.50 acres more or less, according to a plat thereof made on June 4, 1945, by W. J. Riddle, surveyor, and having the following metes and bounds, to-wit:

"BEGINNING at a point in the center of the road sometimes referred to as Lee Road, at the point where a side road leaves said county road to the northeast and running thence S. 69-15 W. 867.9 feet to a stake; thence N. 42-10 W. 249 feet to a stake at the joint rear corner of the six acres tract and the 10.50 acres tract as shown on the Riddle plat; thence along the line of the line of the 6 acres tract, N. 34-00 E. 9.13 feet to the joint corner of said tracts in the center of said county road; thence along the center of the said road, S. 41-00 E. 489 feet to an iron pin in the center of said road; thence still with the center of the said road, S. 30-30 E. 312.2 feet to the beginning corner. Being the same premises conveyed to the mortgagor by Pearl Gaines by deed recorded in Volume 272 at Page 52."

LESS HOWEVER, one acre, more or less, conveyed by the mortgagor to E. Greer, on May 2, 1950, recorded in Book of Deeds 443 at Page 255.

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.