

First Mortgage on Real Estate

MORTGAGE

JUN 21 12 41 PM '58

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Estley H. Shaver

(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

Thirty-Five Hundred and No/100- - - - -  
DOLLARS (\$ 3500.00 ), 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, near Paris Station on Arlington Road, and being known and designated as lots Nos. 1 and 2 according to plat of property of W. A. Sanders made September 1948, recorded in Plat Book S at Page 149 and described as follows:

"BEGINNING at an iron pin at the intersection of Arlington Road and Greenville Piedmont Park Road, and running thence along Arlington Road, N. 72-30 E. 252 feet to pin at corner of lot 3; thence along line of lot 3, S. 17-30 E. 205 feet to iron pin; thence S. 54-53 W. 46 feet to pin; thence N. 69-07 W. 278 feet to iron pin on Western side of Greenville Piedmont Park Road; thence along said Greenville Piedmont Park Road, N. 16-10 W. 40 feet to the beginning point. Being the same premises conveyed to the mortgagor by deed recorded in Volume 394 at Page 3."

"Also, Lot on the North side of P & N Railway right-of-way, and fronting on the east side of Paris Mountain Road, being shown as lot 26 on plat of property of P. L. Bruce & C. O. Berry recorded in Plat Book J at Page 54, and described as follows:

"BEGINNING at an iron pin on the east side of Paris Mountain Road, which road leads from the Greenville-Greer Highway to Paris School and running thence S. 71 1/4 E. 340 feet to an iron pin on the right-of-way of P & N Railway; thence along the Northern side of said right-of-way S. 44-45 W. 250 feet to an iron pin on Paris Mountain Road; thence with the Northern side of Paris Mountain Road, N. 4-30 W. 400 feet to the beginning corner. "

ALSO, all right, title and interest and easement to the water line furnishing water to the above property.

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.