

First Mortgage on Real Estate

MORTGAGE

FILED
JUN 25 11 35 AM 1953
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, EDGAR W. TEASLEY, (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 Five Thousand-----

DOLLARS (\$5,000.00), 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 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, about two and one-half miles from the City of Greenville, in a subdivision known as Shannon Terrace, and shown on plat of Shannon Terrace recorded in the R. M. C. Office for Greenville County as Lot No. 61, and having the following metes and bounds, to-wit:

BEGINNING At a stake on Brookview Circle, joint corner of Lots 60 and 61, and running thence S. 65-21 W. 347.7 feet along Lot No. 60 to a stake, joint rear corner of Lots 60 and 61, in line of land owned by Dunearn Mill, Judson Mill and Mills Mfg. Co.; thence with the line of of that land S. 28-45 E. 100 feet to stake, joint rear corner of Lots 61 and 62; thence with the line of Lot No. 62, N. 57-06 E. 350 feet to stake on Brookview Circle; thence with line of that Street, N. 31- W. 50 feet to the beginning corner.

Subject, however, to all easements, restrictions and limitations respecting said property which are of record.

Being one of the lots conveyed to mortgagor by Ethel Scurlock by deed dated April 11, 1953, and recorded in the Office of the Register of Mesne Conveyance for Greenville County in Deed Book 479, Page 51.

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.

For Release see Deed Book 478 Page 404