

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Marie L. Boniface (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 - - - - -Forty Five Hundred and No/100- - - - -

DOLLARS (\$ 4500.00), 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, on the South side of West Washington St., in the City of Greenville, and described as follows:

"BEGINNING at an iron pin on the South side of West Washington St., corner of lot No. 5, as shown on plat made by J. K. Dickson, Surveyor, and recorded in the R.M.C. Office for said County, in Vol. LL, Page 60, and running thence with Washington St., N. 50 W. 50 feet to an iron pin, corner of lot of Bessie V. Pettus; thence at right angles with Washington St. 217.8 ft. to an iron pin; thence S. 50 E. 50 ft. to iron pin, corner of lot No. 5; thence with line of lot No. 5, 217.8 ft. to the beginning corner, containing 1/4 acre, more or less; being the same property conveyed to the mortgagor by Lula Mae Martin, et al, by deed recorded in Deed Book 267 at Page 14."

Also, all my right, title, interest and estate (the same being an easement and right-of-way) in and to all that certain strip of land adjoining the above described lot on the west, fronting 4 feet on Washington Street and running back 110 feet parallel with the line dividing the lot herein conveyed from the lot of Bessie V. Pettus, and upon the same terms and conditions and for the same purposes as set forth in the deed of said Bessie V. Pettus to W. N. Dodd, said deed being recorded in the R.M.C. Office in Vol. 22, Page 307, and the description and provisions thereof are hereby adopted and made a part hereof."

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.