

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

To ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN W. GROVES and MARY S. GROVES of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND
LOAN ASSOCIATION, GREENVILLE, S. C.

, 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 Nine Thousand, Two Hundred Dollars (\$9,200.00), with interest from date at the rate of Four & One-Half per centum (4½%) per annum until paid, said principal and interest being payable at the office of Fidelity Federal Savings and Loan Association, in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of Fifty-Eight and 24/100 - - - - - Dollars (\$58.24), commencing on the first day of September, 1953, 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 August, 1973.

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:

All that lot of land with the buildings and improvements thereon, situate on the southwest side of LeGrand Boulevard, in the City of Greenville, in Greenville County, S. C., being shown as Lot No. 57 on plat of Sherwood Forest, made by Dalton & Neves, Engineers, August 1951, revised through November 1952, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "GG", at Pages 2 and 3, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of LeGrand Boulevard, at joint front corner of Lots 57 and 58, and running thence with the line of Lot 58, S. 68-49 W. 150 feet to an iron pin; thence N. 21-11 W. 50.8 feet to an iron pin on the southeast side of Friartuck Road; thence with Friartuck Road, N. 41-04 E. 134.5 feet to an iron pin; thence continuing with the curve of Friartuck Road and LeGrand Boulevard (the chord being S. 80-08 E. 36.1 feet) to an iron pin on the southwest side of LeGrand Boulevard; thence along the southwest side of LeGrand Boulevard, S. 21-11 E. 95 feet to the beginning corner.

The above described property is the same conveyed to the mortgagors herein by deed of L. A. Moseley, dated July 17, 1953, to be recorded herewith.

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

600