

First Mortgage on Real Estate

MORTGAGE

AUG 1 9 05 AM 1952

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RECORDED  
R.M.S.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Sara F. McGee Spence, (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  
-----Twenty Five Hundred and No/100-----

DOLLARS (\$ 2500.00 ), 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, in the City of Greenville, being known and designated as a portion of lots 10 and 11, as shown on a plat of the property of Emslyn P. McGee, prepared by Dalton & Neves, Engineers, May, 1939, recorded in Plat Book I at Page 149, and being partially shown on a plat of the property of Sara F. McGee Spence, prepared by Dalton & Neves, Engineers, September, 1952, recorded in Plat Book CC at Page 175, and being more particularly described, according to said plats, as follows:

"BEGINNING at an iron pin in the West side of Townes Street, which pin is 115 feet South of the Southwest intersection of Townes Street and Ashley Avenue, and running thence N. 79-19 W. 77.8 feet, more or less, to an iron pin in the West side of a 10 ft. strip conveyed to the mortgagor by deed recorded in Deed Book 467 at Page 46; and running thence with the Western side of said strip, S. 1-15 W. 105 feet, more or less, to an iron pin in line of lot 12; thence with line of said lot, S. 88-45 E. 61.2 feet, more or less, to an iron pin in the West side of Townes Street; thence with said Street, N. 10-41 E. 97 feet to the point of beginning, being a portion of the premises conveyed to the mortgagor by Emily P. McGee by two deeds, one recorded in Deed Book 467 at Page 46 and the other in Deed Book 251 at Page 129."

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.