

OCT 3 11 54 AM 1953

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, A. B. Clark and Mary A. Clark

(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 Six Thousand and No/100- - - - -

DOLLARS (\$6000.00), 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 Austin Township, on the Northern side of Hyde Circle, being shown as lot # 3, on plat of property of Frank Smith, et al, made by J. L. Hunter April 26, 1951, and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin near the edge of Hyde Circle, at the corner of property of A. B. Clark and Mary A. Clark, and running thence with line of said property, N. 13-25 W. 299.4 feet to iron pin; thence N. 74-45 E. 72 feet to iron pin, corner of other property of Frank S. and Sarah M. Smith; thence with line of said property, S. 13-25 E. 300 feet to iron pin in Hyde Circle; thence S. 75-15 W. 72 feet to the point of beginning. Being the same property conveyed to the mortgagors by Frank S. Smith et al by deed to be recorded."

ALSO, "All that other lot of land adjoining the lot above described and being shown as lot # 2, on the plat first above referred to and described as follows:

"BEGINNING at an iron pin at the joint corner of the lot first above described and running thence with Hyde Circle, S. 75-15 W. 149.4 feet to iron pin; thence N. 13-25 W. 293.1 feet to iron pin; thence N. 74-45 E. 149.1 feet to iron pin at rear corner of lot first above described; thence with line of said lot, S. 13-25 E. 299.4 feet to the beginning corner. Being the same property conveyed to the mortgagors by deed recorded in Volume 325 at Page 365."

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.