

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: D. S. HAMBY

(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 Twelve Hundred and No/100 ----- DOLLARS (\$ 1200.00), 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, Greenville Township, shown as all of Lot 40 and a portion of Lot 42 on plat of the property of H. E. Bates, recorded in Plat Book F at Page 32 and when described as a Lot has the following metes and bounds to-wit:

BEGINNING at a stake on the Northern side of Marble Street, formerly Bates Street, in the joint front corner of Lots 38 and 40 and running thence with the line of Lot 38 N. 48-30 E. 142.5 feet to iron pin at rear corner of Lot 41; thence with the rear line of Lots 41 and 43 S. 55-40 E. 70 feet to iron pin at corner of Lot heretofore conveyed to Allen Johnson; thence with the line of said lot in a Southwesterly direction 142.5 feet, more or less, to iron pin on Bates Street; thence with the Northern side of Bates Street N. 55-40 E. 75 feet to the point of beginning.

Said premises being all of the property conveyed to the Mortgagor by Deed recorded in Plat Book 368 at Page 36, less the lot conveyed in Plat Book 485 at Page 460.

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.