

FILED
GREENVILLE CO. S. C.

First Mortgage on Real Estate

MORTGAGE

DEC 8 4 48 PM 1953

ELLIS FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, CARL CISSON, (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 TWO THOUSAND AND FIFTY AND NO/100 ----- DOLLARS (\$ 2,050.00), 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, at the Southwestern corner of the intersection of Walnut Street and Green Avenue Extension, near the City of Greenville, being shown as Lot 1, Block F, on plat of Melrose Land Company recorded in Plat Book A, at page 157, and having the following metes and bounds according to said plat:

BEGINNING at an iron pin at the Southwestern corner of Walnut Street and Green Avenue Extension, and running thence in a southeasterly direction along Walnut Street 162.2 feet to an iron pin on an alley; thence with the northern side of said alley in a westerly direction 50 feet to line of Lot 2; thence with the northeastern side of said Lot 2, 150 feet to iron pin on Green Avenue Extension; thence with the southern side of Green Avenue Extension in a northeasterly direction 50 feet, more or less, to the point of beginning.

Said premises being the same conveyed to the mortgagor by three separate deeds recorded in Volume 308 at page 65; Volume 352 at page 125; and Volume 388 at page 205.

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.