

DEC 15 4 21 PM 1953

BOOK 581 PAGE 241

First Mortgage on Real Estate

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R. MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: HAROLD C. NIX

(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 THREE THOUSAND AND NO/100

DOLLARS (\$ 3,000.00), 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 Bates Township, containing .6 of an acre and being on the North side of the road leading from Travelers Rest to Tigerville bounded on the West by a roadway to the Nix Home, on the North by land of Effie Nix, on the East by the lot of O'Neal Nix and on the South by public highway and being more particularly described by metes and bounds:

BEGINNING at an iron pipe 13 feet from the edge of the surfaced road and running thence N. 78-35 E. 137 feet to iron pipe corner of O'Neal Nix lot; thence with the line of said lot N. 11-15 W. 175 feet to iron pipe; thence South 80-15 W. 152 feet to iron pipe 8 feet from the present driveway; thence parallel with said driveway S. 16-02 E. 180 feet to the beginning corner.

Being the same premises conveyed to the Mortgagor by Deed recorded in Deed Book 489 at Page 527.

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.