

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

To ALL WHOM THESE PRESENTS MAY CONCERN: J. E. Fitzpatrick

of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto
Fidelity Federal Savings and Loan Association

, a corporation organized and existing under the laws of The United States of America, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Ten Thousand Five Hundred & No 100 Dollars (\$ 10,500.00), with interest from date at the rate of four and one-half per centum (4½%) per annum until paid, said principal and interest being payable at the office of Fidelity Federal Savings and Loan Association in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of Sixty-six and 47/100 Dollars (\$ 66.47), commencing on the first day of February, 1954, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of January, 1974.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina; in the City of Greenville, located on the northern side of McNeill Court being known and designated as Lot No. 7 on plat of Wilton Oaks subdivision made by Dalton and Neves, Engineers, June, 1952 and recorded in the R. M. C. Office for Greenville County in Plat Book BB at Page 49 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of McNeill Court, joint corner of Lots Nos. 6 and 7 and running thence along the joint line of said lots, N. 0-55 E. 130.3 feet to an iron pin on the southern side of a 10 foot screen, said screen being parallel to Ashley Avenue; thence S. 87-40 W. 57.2 feet to an iron pin on the east side of McNeill Court; thence along the eastern side of McNeill Court S. 8-55 W. 98.2 feet to an iron pin; thence along curve in McNeill Court S. 40-05 E. 39.4 feet to an iron pin on the northern side of McNeill Court; thence along the northern side of McNeill Court S. 89-05 E. 45 feet to an iron pin, point of beginning.

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 equipment now or hereafter attached to or used in connection with the real estate herein described.

To HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the