

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }TO ALL WHOM THESE PRESENTS MAY CONCERN: I, ¹⁹⁷⁷ ~~Evertie~~ ¹⁷ ~~Moffe~~, 11

(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 No/100

DOLLARS (\$2,000.00), 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 **Greenville Township, and having according to plat made by G. A. Ellis on December 2, 1941, the following metes and bounds, to-wit:**

BEGINNING at an iron pin on the Easley Bridge Road at the joint corner of Tracts 2 and 3 as shown on plat of the River Falls Realty Company, recorded in Plat Book "H", at Page 213, and running thence, S. 36-35 E. 1,087 feet along the line of Tract 2 to iron pin on 30 foot road; thence along said road, S. 35.5 W. 100 feet to stake; thence S. 82 W. 27 feet to stake at bend in road; thence continuing with said road, N. 59.5 W. 126 feet to stake; thence N. 37.5 W. 200 feet to Poplar; thence N. 63 W. 409 feet to stake in branch; thence with the meanders of said branch in a general Southwesterly direction 108 feet to stake; thence N. 16-12 W. 450 feet to iron pin on Easley Bridge Road; thence N. 40-05 E. 200 feet to the beginning corner. Containing 7.49 acres and being the major portion of Tract 3 as shown on plat recorded in Plat Book "H", at Pages 212 and 213.

And being the same property conveyed to mortgagor by deed recorded herewith.

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.