

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Charles E. McDonald and (hereinafter referred to as Mortgagor) SEND(S) GREETING:
 Betty Jean D. McDonald,

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 Five Thousand and No/100 - - - - -

DOLLARS (\$ 5000.00), with interest thereon from date at the rate of Five (5%) 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 Gantt Township, being known and designated as the rear portion of Lot 14 as shown on plat of property of Piedmont Corporation, prepared by W. J. Riddle, July 1934, and being more particularly described according to said plat as follows:

"BEGINNING at an iron pin on the joint line of Lots 14 and 15 which point is 300 feet along a course N. 79-40 W. from the western side of the Augusta Road and from the joint front corner of Lots 14 and 15 and running thence along the joint line of said lots N. 79-40 W. 289 feet; thence N. 3-00 E. 70 feet to a stake; thence S. 82-29 E. 274 feet to an iron pin; thence S. 2-37 E. 83.5 feet to the beginning corner, together with a right-of-way of ingress and egress over a 12 foot strip of land extending from the eastern boundary of the above described lot along and over the northern portion of the front part of Lot 14, now owned by the mortgagors."

Being all of the premises conveyed to the mortgagors by E. Lucinda Darden by deed recorded in Deed Book 498 at Page 314, together with a strip 25 feet in width off of the rear of the lot of land conveyed to the mortgagors by E. Lucinda Darden by deed recorded in Deed Book 433 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.