

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

AND KARL E. NUSSNER

JEAN C. NUSSNER
(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

Eleven Thousand Three Hundred Fifty and no/100 - - - -
DOLLARS (\$ 11,350.00), 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, Greenville Township, on the southern side of Mountvista Avenue, known and designated as Lot No. 77, on Plat of the Realty Corporation, recorded in Plat Book "E", Page 270, and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Southern side of Mountvista Avenue at corner of Lot N. 79, and running thence with line of said lot, S. 25-22 E. 300 feet to iron pin, corner of Lot N. 76; thence with line of said lot, N. 50-29 E. 100 feet to iron pin, corner of Lot No. 75; thence with line of said lot N. 25-22 E. 286.4 feet to iron pin on Mountvista Avenue; thence with the Southern side of Mountvista Avenue S. 64-38 W. 100 feet to the point of beginning." Said premises being that conveyed to the mortgagor by Fannie C. Scott, Judge of Probate by deed dated January 24, 1920 and recorded in Volume 110, Page 370.

ALSO "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, Greenville Township, on the Southeastern side of Sevier Street in the area recently annexed to the City of Greenville, being shown and designated as lot No. 8 on plat of property of Martin and Neely, recorded in Plat Book "C", page 246, and having according to said plat the following metes and bounds to-wit:

"BEGINNING at an iron pin on the Southeastern side of Sevier Street at the joint corner of lots 7 & 8 and running thence with line of said lot N. 37-20 E. 224 feet to an iron pin at line of property formerly owned by Whann; thence with line of said property S. 21-23 W. 61-17 feet to a stake at corner of lot No. 9; thence with line of lot No. 9 N. 57-20 W. 236 feet to stake on Sevier Street; thence with the Southeastern side of Sevier Street N. 32-40 E. 60 feet to the point of beginning, said premises being the same premises conveyed to the mortgagor by deed recorded in Volume 110, Page 370.

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.