

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

W. C. JONES (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

Four Thousand Five Hundred and no/100 - - - -
DOLLARS (\$ 4500.00), 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, on the south side of the Old Buncombe Road leading from Greer to Hendersonville, containing, according to survey and plat made by H. S. Brockman, Surveyor, August 18, 1945, the following metes and bounds, to-wit:

"BEGINNING at an iron pin at center of Old Buncombe Road leading from Greer to Hendersonville at the joint corners of property owned by Welles Talley and running thence with the line to Talley property S. 26-30 W. 353 feet to an iron pin on West bank of gully; thence down gully, as a line, S. 24-45 E. 126 feet to bend; thence continuing S. 39-15 E. 255 feet to iron pin at root of Maple tree; thence down branch, as a line, the following courses and distances, S. 18-W. 80.5 feet; thence S. 45-20 W. 250 feet to bend; thence S. 82-50 W. 216 feet to bend; thence S. 53-50 W. 195 feet to an iron pin, corner of property formerly owned by E. M. Bishop; thence with the line of said property N. 48-20 W. 628 feet to an iron pin; thence continuing with the line of Bishop property; S. 53-45 W. 234 feet to a pin in center of cross-country road; thence with said cross-country road N. 6-10 E. 500 feet to bend; thence continuing N. 23-50 E. 100 feet to bend; thence N. 40-30 E. 175 feet to pin in center of road and in line of property of Mountain Grove Baptist Church (colored); thence with line of said church property S. 35-30 E. 202 feet to iron pin; thence continuing with line of said property N. 1-00 W. 222 feet to iron pin in center of old Buncombe Road; thence with the center of said Old Buncombe Road S. 66-00 E. 807 feet to the point of beginning."

The land above described by metes and bounds is the same land conveyed to Cohen Davis by E. M. Bishop and Rosa Lee Bishop by deed dated December 1, 1944, recorded in Volume 269 at Page 422. The difference in the metes and bounds as appear in this deed and the deed last referred to, is the result of the recent survey and plat made by H. S. Brockman.

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.

[Handwritten signatures and notes at the bottom of the page, including names like "W.C. Jones" and "Fidelity Federal Savings and Loan Association"]