

First Mortgage on Real Estate

RECORDED IN THE PUBLIC RECORDS

VOL 621 PAGE 475

MORTGAGE

DEC 21 2 29 PM 1951

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RECORDED IN THE PUBLIC RECORDS

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, W. A. Ivester

(hereinafter referred to as Mortgagor) SENDS, 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 Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference in the amount of **Seventeen Thousand and No/100- - - - -**

DOLLARS (\$ 17,000.00), 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 ~~the~~ ^{those} certain piece^s/parcel^s ^s or lot^s of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, being known and designated as lots Nos. 55 and 59, as shown on a plat of Cleveland Terrace, recorded in the R.M.C. Office for Greenville County in Plat Book M at pages 142 and 143, and being more particularly described separately according to said plat as follows:

LOT NO. 59:

"BEGINNING at an iron pin in the Southeast side of Hope Street (formerly Allen Street) at the joint front corner of lots 58 and 59, and running thence with the joint line of said lots, S. 53-13 E. 124.5 feet to a 15 foot alley; thence with the curve of said alley, the chords of which are N. 6-84 W. 80 feet and N. 40-05 W. 71.8 feet to an iron pin in the South east side of Hope Street; thence with said street, S. 36-47 W. 74.2 feet to the point of beginning."

LOT NO. 55:

"BEGINNING at an iron pin in the Southeast side of Hope Street (formerly Allen Street) at the joint front corner of lots 55 and 56, and running thence with the joint line of said lots, S. 53-13 E. 136.8 feet to an iron pin on a 15 foot alley; thence with the curve of said alley, the following chords: S. 82-00 W. 82.9 feet and N. 78-18 W. 86.2 feet to an iron pin in the Southeast side of Hope Street; thence with said Street, N. 36-47 E. 95 feet to the point of beginning."

Lot 59 being the same conveyed to the mortgagor by A. B. and Rita Spragen by deed recorded in Volume 510 at Page 301, and lot 55 being the same conveyed to the mortgagor by Larry L. Erwin by deed recorded in Book of Deeds 510 at Page 502.

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 also or be had thereon, 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.

25 OCT 1951
RECORDED IN THE PUBLIC RECORDS
GREENVILLE, S. C.
12/21/51