

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

MAY 6 3 48 PM 1955

LILLIE FARNWORTH
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. W. Miller and Lottie Graham Miller (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 Ninety-eight Hundred and No/100 - - - -

DOLLARS (\$9800.00), 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, on the east side of LeGrand Boulevard, in the City of Greenville, being shown as Lots Nos. 14 and 15 on plat of Sherwood Forest made by Dalton & Neves, Engrs., August 1951, recorded in Plat Book BB at Pages 30 and 31, and described as follows:

"BEGINNING at an iron pin on the east side of LeGrand Boulevard at joint front corner of Lots 15 and 16, and running thence with the line of Lot 16 N. 83-41 E. 240.1 feet to an iron pin; thence S. 1-30 E. 180 feet to an iron pin on the northeast side of Don Drive; thence along the northeast side of Don Drive following the curve thereof (the chord being N. 83-06 W. 50 feet) to an iron pin; thence continuing with Don Drive S. 88-30 W. 109.2 feet to an iron pin; thence still with the curve of Don Drive (the chord being N. 56-20 W. 42.7 feet) to an iron pin on the east side of LeGrand Boulevard; thence with the east side of LeGrand Boulevard, N. 21-11 W. 136 feet to the beginning corner."

The above lots now shown as Lots Nos. 14 and 15 of Sherwood Forest are also shown as Lots 15 and 14 on plat of subdivision known as Elmwood Heights made by Dalton & Neves, Engrs., August 1951, recorded in Plat Book Y at Page 133.

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.