

# MORTGAGE

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE } ss:

WHEREAS:

James C. Spencer and Lillian M. Spencer

Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to  
Fidelity Federal Savings & Loan Association

, a corporation organized and existing under the laws of United States of America, hereinafter called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Ninety-eight Hundred and No/100 - - -

Dollars (\$ 9800.00), with interest from date at the rate of four & one-half per centum (  $4\frac{1}{2}$  %) per annum until paid, said principal and interest being payable at the office of Fidelity Federal Savings & Loan Association in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of Fifty-four and 48/100 - - -

Dollars (\$ 54.48), commencing on the first day of July, 19 55, and continuing on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of June, 19 80.

Now, KNOW ALL MEN, that Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of Greenville State of South Carolina;

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, Paris Mountain Township, designated as Lot 16 on plat of Berea Heights Addition property of R. W. Jones recorded in Plat Book "S" at Page 102, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwestern corner of Lot 16 near the intersection of Albion Circle and Moss Avenue and running thence along the eastern side of Albion Circle N. 2-49 W. 80.3 feet to an iron pin; thence in an easterly direction along the curve of the intersection of Albion Circle and Wardview Avenue 38.3 feet to pin; thence along the south side of Wardview Avenue N. 77-10 E. 121.2 feet to an iron pin; thence S. 19-50 E. 138.1 feet to an iron pin; thence S. 87-32 W. 185 feet to point of beginning.

Being the same premises conveyed to the mortgagors by deed of R. W. Jones recorded in Deed Book 509 at Page 115.

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned.