

MORTGAGE 11 53 AM 1953

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, L. Clay Elrod, Jr. and Thelma F. Elrod

(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 **Thirteen Thousand Five Hundred and No/100- - -**

DOLLARS (\$13,500.00), with interest thereon from date at the rate of **Four & One-Half** 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~~ ^{those three} certain pieces parcels or lots 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 northern side of East Earle Street and being designated as Lots 1, 2, and 3 on plat of property of A. H. Pyron, et al, recorded in Plat Book "G" at Page 23, and having according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northern side of East Earle Street joint front corner of Lots 3 and 4 and running thence with the line of Lot No. 4 N. 19-35 E. 133.51 feet to an iron pin; thence N. 71-20 W. 160.8 feet to an iron pin; thence S. 18-10 W. 134.05 feet to an iron pin on the northern side of East Earle Street; thence with said street 157.98 feet to the beginning corner."

Lot No. 1 was conveyed to Thelma F. Elrod by deed recorded in Deed Book 326 at Page 92; Lot No. 2 was conveyed to L. Clay Elrod, Jr., by deed recorded in Deed Book 320 at Page 357; Lot No. 3 was conveyed to L. Clay Elrod, Jr., by deed recorded in Deed Book 339 at Page 7.

ALSO: "All that certain piece, parcel or lot of land in the City of Greenville, County of Greenville, in the State of South Carolina, and being the western portion of Lot No. 34, Section F, on plat of Stone Land Company recorded in Plat Book "K" at Page 277, and having according to a more recent survey by Piedmont Engineering Service, dated May 6, 1953, the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the joint rear corner of Lot 34, Section F, and other property of the mortgagor herein, and running thence N. 19-05 E. 66.75 feet to an iron pin joint rear corner of Lots 34 and 35, Section F; thence with the line of Lot No. 34 S. 71-30 E. 70 feet to an iron pin in line of Lot No. 34; thence running through Lot 34 S. 19-05 W. 66.75 feet to an iron pin on the southern line of Lot 34; thence with the southern line of Lot 34 N. 71-30 W. 70 feet to the beginning corner."

Being the same property conveyed to Thelma F. Elrod by deed recorded in Deed Book 481 at Page 169.

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.