

First Mortgage on Real Estate

MORTGAGE

MAR 29 10 15 AM 1956

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Joseph Bret Ebener and Mattie Clarke (hereinafter referred to as Mortgagor) SEND(S) GREETING:
Ebener

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 Five Thousand and No/100 - - - -

DOLLARS (\$ 5000.00), 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, being known and designated as Lot No. 82 on plat of property of Colonia Company recorded in Plat Book G at Page 112 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Donnybrook Street at the joint front corner of Lots 81 and 82 and running thence with the line of Lot 81 N. 44-02 W. 200 feet to an iron pin; thence N. 46-50 E. 64 feet to an iron pin joint rear corner of Lots 82 and 83; thence with the line of Lot 83 S. 44-02 E. 200 feet to an iron pin on Donnybrook Street; thence with said Donnybrook Street S. 46-50 W. 64 feet to the point of beginning.

Mattie Clarke Ebener,

Being the same property conveyed to the mortgagor/by deed recorded in Deed Book 301 at Page 142, and mortgagor Joseph Bret Ebener, obtained his interest in said lot by deed recorded in Deed Book 263 at Page 381.

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.