

First Mortgage on Real Estate

MORTGAGE

JUL 27 10 05 AM 1956

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

E. E. Martin and Fred L. Nesbitt (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

FORTY FIVE HUNDRED AND NO/100
DOLLARS (\$4500.00), 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, on the Western side of Mims Avenue in the City of Greenville, being shown as Lot No. 30 on a plat of Nickletown Heights, recorded in the RMC Office for Greenville County in Plat Book M, at page 4, and described as follows:

BEGINNING at a stake on the Western side of Mims Avenue 40 feet South from Elder Street at the corner of Lot No. 31, and running thence with the line of said lot, S. 89-15 W. 110 feet to a stake at the corner of Lot No. 9; thence with the line of said lot, S. 0-45 E. 40 feet to a stake at corner of Lot No. 29; thence with the line of said lot, N. 89-15 E. 110 feet to a stake on Mims Avenue; thence with the Western side of said Avenue, N. 0-45 W. 40 feet to the beginning corner.

The above described property is the same conveyed to E. E. Martin by deed recorded in the RMC Office for Greenville County in Deed Book 535 at page 332 and E. E. Martin having conveyed a one-half interest therein to Fred L. Nesbitt by deed recorded in Deed Book 540 at page 122.

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.