

FILED
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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WALLACE E. DERRICK

(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 SEVEN THOUSAND FIVE HUNDRED AND NO/100

DOLLARS (\$ 7,500.00), with interest thereon from date at the rate of Five and 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 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 South side of Douglas Drive in the City of Greenville, being known and designated as Lot 37 on a plat of Country Club Estates, recorded in Plat Book G at pages 190-191, and being more particularly shown on a recent survey by R. E. Dalton, dated January 18, 1947, and according to said plat having the following metes and bounds:

BEGINNING at an iron pin on the South side of Douglas Drive, joint front corner of Lots 36 and 37, which pin is 500 feet West from the Southwest intersection of Douglas Drive and Byrd Boulevard, and running thence with the line of Lot 36, S. 23-22 E. 143.3 feet to an iron pin; thence S. 72-20 W. 50.3 feet to an iron pin; thence with the line of Lot 38, N. 23-22 W. 136.6 feet to a fence post on the South side of Douglas Drive; thence with the South side of said drive, N. 66-38 E. 50 feet to an iron pin at the beginning corner.

This being the same property which was conveyed to the mortgagor by deed of Harris K. Thayer, recorded in Deed Book 306 at page 100.

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.

PAID AND SATISFIED IN FULL
BY
WALLACE E. DERRICK
FIDELITY FEDERAL SAVINGS & LOAN ASSO.
GREENVILLE, S. C.

RECORDED AND INDEXED BY
CLERK OF COUNTY, S. C.
NOV 12 1959