

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

MORTGAGE
MAR 12 10 18 AM 1957

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FAENSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ROBERT E. PHILLIPS, (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~~ ^{MARCH 8, 1955}, 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 (5%) - - - 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, in Butler Township, being West of Palham Road (also known as S. C. Highway #14), shown as a portion of Tract #1 on plat of Property of Charles C. Thomason Estate, made by J. Mac Richardson, Surveyor, December, 1952, recorded in the RMC Office for Greenville County, S. C., in Plat Book "Y", at page 110, and having, according to said plat and a survey made by J. C. Hill, Surveyor, February 23, 1957, the following metes and bounds, to wit:

BEGINNING at the Northeastern corner of Lot 1 as shown on the plat mentioned above and running thence along the line of Lot 1 and along line of Property of Robert E. Phillips, the Mortgagor herein, S. 7-50 E., 316.4 feet to an iron pin at the Northwestern corner of the lot this day conveyed by Robert E. Phillips, the Mortgagor herein, to Jack Spalding, Jr.; thence N. 68-10 W., 165.7 feet to an iron pin; thence N. 24-0 W., 265 feet to an iron pin in the rear line of Lot 1; thence along the rear line of Lot 1, N. 88-10 E., 219.9 feet to the Beginning corner.

BEING the same property conveyed to the Mortgagor herein by deed of Jack Spalding, Jr., of even date herewith and to be recorded herewith.

This mortgage is in addition to and is supplemental to that mortgage given by the Mortgagor herein to Fidelity Federal Savings & Loan Association of Greenville, S. C., on March 8, 1955 for \$7,500.00, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 629, at page 362 and secures the identical not referred to in that mortgage.

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.

WITNESSES:
FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION
GREENVILLE, S. C.

RECORDED AND RETURNED TO
DAVID
R. M. C. FOR GREENVILLE COUNTY, S. C.