

FILED
GREENVILLE CO. S. C.

APR 3 4 48 PM 1957
MORTGAGE
OLLIE F. WORTH
R. M. C.

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, James B. Peigler,
(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

Three Thousand Seven Hundred Fifty and No/100 - - -
DOLLARS (\$ 3,750.00), with interest thereon from date at the rate of six
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 ^{those} ~~the~~ 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,

near the City of Greenville, on the Northern side of Florence Avenue, being shown and designated as Lots Nos. 37 and 38 on Plat of subdivision of the Earle Property known as Oaklawn prepared by Fitzpatrick-Terry Co., dated May 6, 1920, recorded in the R.M.C. Office for Greenville County in Plat Book E, at page 273, and being more particularly described, according to said Plat, as follows:

BEGINNING at an iron pin on the Northern side of Florence Avenue, at the front corner of Lots Nos. 36 and 37, and running thence with the line of said lots, N. 29 E. 112 feet to an iron pin at the rear corner of said lots; thence with the rear line of Lots Nos. 37 and 38, S. 61-25 E. 50 feet to an iron pin at the rear corner of Lots Nos. 38 and 39; thence with the line of said lots, S. 29 W. 112 feet to an iron pin at the front corner of said lots on the Northern side of Florence Avenue; thence with the Northern side of said Avenue, N. 61-25 W. 50 feet to the beginning corner.

The above described property being the same conveyed to the Mortgagor by Deed of Effie W. Huff recorded in the R.M.C. Office for Greenville County in Deed Book 256, at page 157.

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.