

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Charles E. Robinson, Jr. and R. M. Geffney

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

FILED
GREENVILLE CO. S. C.

APR 10 5 12 PM 1957

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 **Twelve Thousand and no/100**

DOLLARS (\$ 12,000.00), 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, on the easterly side of South Carolina Highway 291, and being a portion of Lots 1 and 2 as shown on the plat of the property of J. H. Sitton as recorded in the RMC Office for Greenville County, S. C. in Plat Book II, page 127, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of South Carolina Highway 291 on the front line of Lot 1, which iron pin is located 10 feet in a northerly direction from the joint front corner of Lots 1 and 2, and running thence through Lot 1, S 88-15 E 179.9 feet to an iron pin in the rear line of Lot 1; thence along the rear line of Lot 1 and Lot 2 S 0-43 W 35 feet to an iron pin in the rear line of Lot 2; thence through Lot 2 N 88-15 W 181.34 feet to an iron pin on the easterly side of said Highway 291, in the middle of the front line of Lot 2; thence along the easterly side of said Highway 291 N 1-45 E 35 feet to an iron pin, the point of beginning.

This is a portion of the property conveyed to the mortgagors herein and John F. Chandler by J. H. Sitton et al., as will more fully appear in Deed Book 554, page 273, the said Chandler subsequently conveying his interest to the mortgagors herein as will more fully appear in Deed Book 554, page 375.

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.

RECORDED AND CANCELLED BY RECORD
DAY OF
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT _____ O'CLOCK _____ M. NO. _____