

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

BOOK 713 PAGE 479

MORTGAGE
MAY 29 11 45 AM 1957

OLLIE L. NEWORTH
R. M. O.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Charles V. Shaver, Jean D. Shaver and H. C. Shaver

(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

Eighty-Five Hundred and No/100- - - - -
DOLLARS (\$ 8500.00), with interest thereon from date at the rate of Five & 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, in Austin Township, on the Eastern side of C & W C Right-of-Way, at corner of Murray Drive, and Cox Street, and having according to survey and plat made by C. O. Riddle dated April 10, 1957, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Northern side of Cox Street, at the corner of other property of H. C. Shaver, and running thence N. 18-53 W. 315.5 feet to pin in corner of lot now or formerly owned by William and Edith Cox; thence with the line of said lot, S. 75-45 W. 142.8 feet to pin on the Eastern side of Murray Drive; thence along the Eastern side of Murray Drive, S. 18-34 E. 321.4 feet to pin on the Northern side of Cox Street, which pin is 25 feet in an easterly direction from the C & W C Railroad track; thence N. 73-20 E. 144 feet along the Northern side of Cox Street, to the point of beginning. Said premises being shown as lot # M2.1-2-42 on the County Block Book, and being the same property conveyed to Charles V. Shaver and Jean D. Shaver, by deed recorded in Volume 575 at Page 225."

ALSO, "All that other certain piece, parcel or lot of land shown on the County Block Book as M2.1-4-16, being more particularly described as follows:

"BEGINNING at a stake on the Southern side of Cox Street, on the Eastern side of the C & W C Railroad Right-of-Way, and running thence with Cox Street, N. 75-16 E. 82 feet to stake; thence S. 18 E. 117 feet to a stake; thence S. 75-15 W. 82 feet to a stake; thence N. 18 W. 117 feet to the beginning corner." Being the same premises conveyed to H. C. Shaver by deed recorded in Book of Deeds 566 at Page 85.

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.