

First Mortgage on Real Estate

MORTGAGE

JUN 4 12 17 PM 1957

OLLIE FARNSWORTH R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Leila J. Causey

(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 Five Thousand and No/100- - - - -

DOLLARS (\$ 5000.00), with interest thereon from date at the rate of Six (6%) 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 East side of Christopher Street, near the City of Greenville, being a portion of lots # 13, 14 and 15, on a plat of the Ethel Perry Estate, prepared by W. J. Riddle dated August 1947, recorded in Plat Book S at Page 49, and being more particularly shown on a plat of property of E. D. Harrell and L. G. Causey prepared by W. J. Riddle dated April 1952, recorded in Plat Book CC at Page 39, and according to said plat being more particularly described as follows:

"BEGINNING at an iron pin on the East side of Christopher Street, at the front corner of lot # 15, which pin is 200 feet Southeast of the intersection of said street with Dukeland Drive, and running thence with the line of said street, S. 5-57 E. 100.5 feet to iron pin, at the joint corner of lots # 13 and 85; thence with the line of said lots, N. 80-26 E. 37.4 feet to a point; thence through lots # 13, 14 and 15, the following courses and distances: N. 34-04 W. 23.6 feet, N. 51-19 E. 29.1 feet, N. 31-43 E. 141.5 feet to a point in the rear line of lot # 15; thence with the rear line of said lot, N. 20-06 W. 17.2 feet to iron pin; thence with the northern side of said lot, S. 57-13 W. 150 feet to the beginning corner."

This being the same property conveyed to the mortgagor herein by deed recorded in Volume 572 at Page 146.

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.