

FILED
GREENVILLE CO. S. C.
NOV 18 2 15 PM 1957
OLLIE R. WORTH
R. M. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

PAUL L. FERGUSON (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 **Thirty-five Hundred and No/100** -----
DOLLARS (\$3500.00), 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, in Greenville Township, known and designated as Lot 57 of Camilla Park Subdivision as shown by Map 2 of Camilla Park made by W. J. Riddle, Surveyor, December 1943, recorded in the Office of R. M. C. in the county of Greenville, S. C., in Plat Book M at Page 85, and more particularly described as follows:

BEGINNING at an iron pin on the west side of Flora Avenue, corner of Lot 58, shown on said plat, which iron pin measures 81 feet south from the intersection of Flora Avenue and Harvard Avenue, and running thence along the west side of Flora Avenue S. 20-51 W. 81 feet to iron pin, corner of Lot 56; thence along line of Lot 56 N. 60-51 W. 217.6 feet to iron pin at rear corner of Lots 11 and 12; thence along the rear line of Lot 11 N. 27-40 E. 80.7 feet to iron pin, rear corner of Lots 10, 11 and 58; thence along line of Lot 58 S. 60-51 E. 208.8 feet to the point of beginning.

Being the same premises conveyed to the mortgagor by deed recorded in Deed Book 586 at Page 249.

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.