

DEC 12 9 19 AM 1957

BOOK 732 PAGE 385

First Mortgage on Real Estate

OFFICE OF THE CLERK OF COURTS

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WALLACE H. CELY (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 Nine Thousand and No/100 ----- DOLLARS (\$ 9000.00), with interest thereon from date at the rate of five & one-half (5½%) 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, being known and designated as Lot No. 109A, as shown on plat of University Heights Revision of Lots Nos. 103 to 111, recorded in Plat Book FF at Page 128, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Buena Vista Street, joint front corner of Lots 109 and 109A, and running thence with line of Lot 109, S. 10-18 E. 158 feet to iron pin on line of Lot 108; thence along line of lot 108 S.82-34 E. 108.5 feet to iron pin on White Oak Drive; thence with White Oak Drive N. 9-40 W. 140.8 feet to iron pin; thence continuing with bend of intersection of Buena Vista Street and White Oak Drive, the chord of which is N. 53-58 W. 28.6 feet to iron pin; thence with Buena Vista Street S. 81-54 W. 80 feet to an iron pin; thence continuing with Buena Vista Street S. 74-04 W. 9.4 feet to the beginning corner.

Being the same property conveyed to the mortgagor by Curtis G. Welborn by deed recorded in Deed Book 496 at Page 303.

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.