

First Mortgage on Real Estate

MORTGAGE

JAN 6 4 17 PM 1958

OLLIE FAIRBANKS WORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

D. E. Nelson

(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

----- ONE THOUSAND AND NO/100-----
DOLLARS (\$ 1,000.00-----), 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 the City of Greenville, on the Southern side of Dunbar Street, and having the following metes and bounds, to-wit:

BEGINNING at the corner of a lot now or formerly of Marcellus Tribble and running thence in a westerly direction along Dunbar Street, 65 feet to the corner of lot now or formerly of R. D. Smith; thence along the line of said lot in a southerly direction 100 feet to an iron pin; thence in an easterly direction 65 feet to the point in line of lot now or formerly of Julia Gardner; thence in a northerly direction along the line of said lot and lot of Tribble, 100 feet to the point of beginning.

Being the same property conveyed to mortgagor and his late wife, Essie Brown Nelson, by deed recorded in Deed Book 304 at page 407, the said Essie Brown Nelson died intestate on June 26, 1954, leaving as her sole heir at law the mortgagor herein as will be seen in Apartment 662 page 523, of the Office of the Probate Judge, Greenville County.

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.