

First Mortgage on Real Estate

MORTGAGESTATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, James H. Jennings, Jr. and Christine J. Jennings
(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 **Sixty-Five Hundred and No/100-----**

DOLLARS (\$ 6500.00), with interest thereon from date at the rate of **Five & Three-Fourths** 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 Southern side of West Croft Street, in the City of Greenville, being shown as part of lot # 48, Section C, on plat of Stone Land Co. recorded in Plat Book A at Pages 337-345, and having according to a more recent plat made by Dalton & Neves August 1950, recorded in Plat Book Z at Page 13, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Southern side of Croft Street, which pin is 100 feet from the intersection of Croft Street, and Townes Street Extension, and running thence along the Southern side of Croft Street, S. 83-13 E. 60 feet to pin; thence S. 6-06 W. 200 feet to pin; thence N. 83-13 W. 48.3 feet to iron pin; thence N. 1 E. 94 feet to pin; thence N. 83-13 W. 2.9 feet to pin; thence N. 6-06 E. 107.2 feet to the point of beginning."

ALSO, All of our right, title and interest in the abandoned alley lying immediately to the rear of said lot and having according to the above mentioned plat the following metes and bounds, to-wit:
BEGINNING at a pin at the southeast corner of the above mentioned lot and running thence with the line of said lot, N. 83-13 W. 48.3 feet to pin; thence S. 1 W. 6.3 feet to pin; thence N. 83-13 W. 6.2 feet to pin; thence S. 6-06 W. 9.8 feet to pin; thence S. 83-13 E. 54.3 feet to pin; thence N. 6-06 E. 16 feet to the point of beginning.

Said premises being the same conveyed to the mortgagors by deed recorded in Volume 552 at Page 331.

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.