

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ALICE WEBB GAINES

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

GREENVILLE, S.C.
AUG 13 4 27 PM 1925
CLERK

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 **Eleven Hundred and No/100** -----

DOLLARS (\$ 1100.00), 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 northern side of Oscar Street in the City of Greenville, being shown as Lot No. 27 on plat of the Shumate property recorded in Plat Book ZZ at Page 51, and described as follows:**

BEGINNING at a stake on the northern side of Oscar Street at corner of Lot 26 and running thence with the line of said lot in a northerly direction 116 feet to a stake at corner of Lot 17; thence with the line of said lot in an easterly direction 66 feet to a stake at corner of Lot 28; thence with the line of said lot in a southerly direction 110 feet to a stake on Oscar Street; thence with the northern side of Oscar Street in a westerly direction 66 feet to the beginning corner.

Said premises being the same conveyed to Elias Gaines by deed Book 178 at Page 11, and who died intestate. Subsequently, the children of Elias Gaines conveyed their interest in the property to the mortgagor by deeds recorded in Vol. 555 at Pages 182, 183, 184, 185, 188 and 189.

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.

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