

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RECORDED 11 19 57

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MITCHELL A. SUTHERLAND (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 Ten Thousand and No/100 -----

DOLLARS (\$ 10,000.00), 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, on the eastern side of a county road near the City of Greenville, Paris Mountain Township, being shown as the northeastern portion of Lot 25 on a plat of the property of Lee P. Ramsey made by J. C. Hill, recorded in Plat Book S, 116-117, and having according to a more recent survey made by R. K. Campbell, September 14, 1957, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of a county road at the joint front corner of Lots 25 and 26 and running thence with the center of said road S. 34-50 W. 208.8 feet to pin in center of county road; thence through Lot 25 S. 50-19 E. 136 feet to pin in rear line of Lot 25, said pin being 24 feet in a northeasterly direction from the joint rear corner of Lots 24 and 25; thence along the rear line of Lot 25 N. 42-30 E. 233 feet to an iron pin; thence with the line of Lot 26 N. 58-45 W. 168 feet to an iron pin in center of county road, the point of beginning.

Being the same premises conveyed to the mortgagor by deed recorded in Deed Book 584, Page 379.

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.