

OCT 3 11 03 AM '58

761 PAGE 61

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Julian G. Hunt (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 Twenty-five Thousand Two Hundred and no/100ths-----
DOLLARS (\$ 25,200.00), with interest thereon from date at the rate of 5 1/4 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 a subdivision known as Marshall Forest as shown on a plat thereof prepared by Dalton & Neves, Engineers, dated October 1928, recorded in the Office of the R.M.C. for Greenville County, S. C. in Plat Book H, Pages 133-135, and being more particularly shown on a plat of property of Christie C. Prevost, prepared by J. C. Hill, dated September 13, 1958, recorded at Plat Book PP, Page 189, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northeast side of Riverside Drive, joint front corner of property to be conveyed to H. Grice Hunt, and running thence along the line of said property N. 47-35 E. 211.2 feet to an iron pin; thence turning and running S. 49-47 E. 93.3 feet to an iron pin; thence S. 49-57 E. 98.3 feet to an iron pin, corner of a ten-foot strip of property to be conveyed to Joseph H. Earle, Jr. (said 10' strip adjoining other Earle property); thence turning and running along the line of said ten-foot strip to be conveyed, N. 47-35 E. 202.9 feet to an iron pin on the northeast side of Riverside Drive; thence turning and running along the northeast side of Riverside Drive, N. 56-21 W. 100 feet to an iron pin; thence N. 49-02 W. 50 feet to an iron pin; thence N. 45-09 W. 40 feet to the point of beginning.

The mortgagor herein conveys all his right, title and interest in and to the Reedy River adjoining the above-described property at the rear.

This is the same property conveyed to the mortgagor herein by Christie C. Prevost, deed dated September ____, 1958, recorded in Deed Book 606, Page 286.

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.

30 Jan 59
Elizabeth Neal
Ann Haselwood
Reba Peell

31 Ollie
9:15
Jan 59
Zarnsworth
H
1959