

OCT 6 2 31 PM 1958

BOOK 761 PAGE 233

First Mortgage on Real Estate

OLLIE WORTH
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Louise C. Trammell

(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 Northwestern side of Edwards Road, near the City of Greenville, being shown as the major portion of Lot 319 and a small triangular portion of Lot 318 on a plat of Cherokee Forest prepared August, 1954, and recorded in Plat Book EE at pages 78-79, being more particularly shown on a plat of the property of James F. Simmons and Louise C. Trammell, prepared by Jones & Sutherland, dated September 23, 1958, and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the Northwest side of Edwards Road in the front line of Lot 318, which pin is 101.8 feet southwest of the intersection of said road with Elizabeth Drive; and running thence with the Northwestern side of Edwards Road S. 25-20 W. 126 feet to an iron pin; thence N. 33-30 W. 323.8 feet to an iron pin, rear corner of Lot 320; thence with the line of said lot, N. 56-30 E. 65 feet to an iron pin in the rear line of Lot 319; thence through Lot 319 and 318, crossing the common line of said lots, S. 42-54 E. 262.3 feet to the Beginning Corner.

Being a portion of the property conveyed to the mortgagor by deed of Mrs. W. E. Young, recorded in Deed Book 604 at page 373, and by deed of James F. Simmons, to be recorded.

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.