

BOOK 767 Plat 234

First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE CO. S. C.

DEC 1 3 51 PM 1958

OLLIE F. WORTH R. M. O.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MILTON RALPH SEABORN (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 Six Thousand and No/100 -----

DOLLARS (\$ 6000.00), with interest thereon from date at the rate of five & three-fourth per centum per annum, said principal and interest to be repaid as therein stated, and (5 3/4%)

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 the City of Greenville, being known and designated as the greater portion of Lot No. 85, and a 10 foot strip of Lot 86, of a subdivision of Dixie Heights, as shown on plat recorded in Plat Book H at Page 46, and also being shown as 50 feet of Lot 85 of a resubdivision of a portion of Dixie Heights, made by John A. Carson as shown on plat thereof recorded in Plat Book W at Page 143, and described as follows:

BEGINNING at an iron pin on the northwest side of Lowndes Avenue, at a point 10 feet northeast of the corner of Lot No. 84, which point is also 42 feet northeast of the intersection of Lowndes Hill Road and running thence along a 10 foot strip heretofore conveyed to Mittie Z. Forrester, N. 44-48 W. 150 feet to an iron pin in the rear line of Lot No. 78 of Dixie Heights; thence along the rear line of Lots No. 78 and No. 77, N. 45-12 E. 50 feet to an iron pin in the rear line of Lot No. 77; which point is 10 feet northeast of the old rear corner of Lots No. 85 and 86; thence S. 44-48 E. 150 feet to an iron pin on the northwestern side of Lowndes Avenue; thence along the northwest side of Lowndes Avenue S. 45-12 W. 50 feet to the beginning corner.

Being the same premises conveyed to the mortgagor by deed of Thomas Rotherham and Frances Rotherham to be recorded herewith.

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.

PAID AND SATISFIED IN FULL
THIS DAY OF 19
FIDELITY FEDERAL SAVINGS & LOAN ASSO.
BY Secretary-Treas.
WITNESS:

RECORDED AND CANCELLED OF RECORD
DAY OF
M. W. C. FOR GREENVILLE COUNTY, S. C.
CLOCK P. M. NO.