

First Mortgage on Real Estate

MORTGAGE JAN 20 11 07 AM 1959

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE L. WORTH  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

M. G. Proffitt

(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 Sixteen Thousand and No/100-----

DOLLARS (\$ 16,000.00 ), with interest thereon from date at the rate of Five & One-Half 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,

situate at the northeastern corner of the intersection of Shenandoah Drive and Lake Fairfield Drive, in Butler Township, being shown as lot 27, on a plat of Section I of Lake Forest, recorded in Plat Book GG at Page 17, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Shanandoah Drive, at the joint corner of lots 27 and 28, and running thence with the line of lot 28, N. 2-12 E. 158.5 feet to pin in line of lot 26; thence with the line of lot 26, N. 17-22 W. 96.8 feet to a pin on Lake Fairfield Drive; thence with the said Lake Fairfield Drive, S. 33-02 W. 87.6 feet; thence with the curve of the intersection of Lake Fairfield Drive and Shanandoah Drive, the chord of which is 9-18 E. 37.1 feet to pin on Shanandoah Drive; thence continuing with Shanandoah Drive, S. 51-37 E. 80 feet to pin; thence continuing S. 77-38 E. 70 feet to the point of beginning.

Being the same premises conveyed to the mortgagor by Per Thorsen et al by deed 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.