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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. W. CANNON INC. (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 (\$6,000.00), 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 west side of Chastain Drive, known and designated as Lot No. 8 on plat of Property of G. C. Chastain, made by W. J. Riddle, October 1951, recorded in the RMC Office for Greenville County in Plat Book AA, page 175 and shown on the Greenville County Auditor's Block Book on Sheet 162, Block 2, Lot 66 and being more particularly described, as follows:

BEGINNING at an iron pin on the west side of Chastain Drive, the joint corner of Lots Nos. 7 and 8 thence with the west side of Chastain Drive, S. 2-34 E. 62.9 feet to an iron pin; thence S. 88-00 W. 343 feet to an iron pin; thence N. 6-00 E. 77.8 feet to an iron pin, corner of Lot No. 7; thence with the line of said lot, S. 89-15 E. 332 feet to the beginning corner.

The street shown on the above mentioned plat was never opened and a street was cut along the rear of said lots from North Franklin Road, which then became the front of said lots.

This is the same lot conveyed to the mortgagor by E. M. Russell, by deed dated January 22, 1958 and recorded in the RMC Office for Greenville County in Deed Book 592 at page 58.

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.

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