

GREENVILLE
MAR 2 12 41 PM 1959
BOOK 777 PAGE 363

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: BEN O. MERRITT AND JEAN M. MERRITT

(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 Seventeen Thousand

DOLLARS (\$17,000.00), 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, and in Butler Township, being known and designated as Lot No. 25 as shown on a plat of property of Morningside, as made by Dalton & Neves, Engineers, in December 1952, which plat is of record in the RMC Office for said County and State in Plat Book "EE" at pages 2 and 3, reference to which plat is hereby made, said lot of land being described by metes and bounds, as follows:

Beginning at an iron pin on the northeastern side of Richbourg Road at the joint front corner of Lots Nos. 24 and 25, as shown on said plat, and running thence N. 43-28 E. 197.6 feet to an iron pin; thence S. 47-38 E. 125 feet to an iron pin at the corner of Lot 26; thence S. 43-16 W. along the dividing line between Lots Nos. 25 and 26, 199.7 feet to an iron pin on the northeastern side of Richbourg Road; thence along the northeastern side of Richbourg Road N. 46-30 W. 105.4 feet to an iron pin; thence continuing along the said northeastern side of Richbourg Road N. 47-24 W. 20.5 feet to the place of beginning.

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.

RECORDED AND RETURNED TO
15 DAY OF Sept 1967
Ellie Garrison
R.M.C. FOR GREENVILLE
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PAID AND SATISFIED IN FULL
THIS 1 DAY OF Sept 1967
FIDELITY FEDERAL SAVINGS & LOAN ASSO.
BY Jerry M. Woods
Asst. Vice Pres.
WITNESS:
Bonnie Williams
Lynn Taylor