

GREENVILLE, S. C.
MAY 1 9 30 AM 1959

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

George P. Hoffmann, Jr.

(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 Thirteen Thousand and No/100

DOLLARS (\$ 13,000.00), with interest thereon from date at the rate of Five & Three-Fourths 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,

in Gantt Township, in the subdivision known as Woodfields, Inc. located on the southwestern side of Augusta Road, and being known and designated as lots # 262 and one-half of lot # 261, Section B according to a plat of the property of Woodfields, Inc. made by Piedmont Engineering Service, May 1949, which plat is recorded in THE RMC office for Greenville County in Plat Book Z at Page 121, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Foxhall Road at the joint front corners of lots # 261 and 262, and running thence along the southern side of Foxhall Road, N. 73-18 E. 50 feet to an iron pin; thence continuing along Foxhall Road, S. 61-30 E. 33.6 feet to an iron pin on the western side of an unnamed street; thence along said unnamed street, S. 10-13 E. 243.8 feet to an iron pin; thence N. 73-04 W. 110 feet to the joint corners of lots # 261 and 262; thence continuing N. 73-04 W. 52.5 feet to a point in the center of lot 261; thence N. 00-01 W. 194 feet, more or less, to a point on the southern side of Foxhall Road; thence continuing along the southern side of Foxhall Road, S. 87-34 E. 36.3 feet to an iron pin, the joint corners of lots # 261 and 262, which iron pin is the point 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.