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First Mortgage on Real Estate

GREENVILLE 657070

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

W. Louis Williams (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

---THIRTY THOUSAND AND NO/100---
DOLLARS (\$ 30,000.00---), 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 the City of Greenville, located on the northern side of Rhett Street, and having according to plat by Piedmont Engineering Service, dated July 10, 1955, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Rhett Street, at the southeast corner of property now or formerly of Gregory, which corner is 248 feet East of Markley Street, and running thence N. 19-15 W. 130.1 feet to the northeast corner of the property of Gregory (according to the plat where the line is along the building wall, the outside facing of said building wall is the line); thence along the rear line of said Gregory property and continuing S. 71-21 W. 145.25 feet to iron pin; thence N. 21-32 W. 74.7 feet to iron pin; thence N. 71-53 E. 182.3 feet to iron pin on the line of the Southern Railroad right-of-way, which iron pin is 25 feet from the center line of said right-of-way; thence along the line of said railroad right-of-way, S. 40-31 E. 217.6 feet to iron pin on the northern side of Rhett Street; thence along the northern side of Rhett Street, S. 70-45 W. 112.3 feet to the point of beginning.

Being the same property conveyed to mortgagor by deed of Textile Warehouse Company, Inc., 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.

RECORDED AND INDEXED AS REQUIRED BY THE RECORDS SECTION OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA, ON JUNE 29, 1959, AT 9:53 AM.