

BOOK 795 PAGE 327

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

MORTGAGE

JUL 11 8 41 AM 1959

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

F. J. LOFTIS AND
SARAH W. LOFTIS

(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 Twelve Thousand and No/100 -----

DOLLARS (\$ 12,000.00), 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 (5 3/4%)'

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 southeastern side of Cureton Street in the City of Greenville, being a portion of Block K, on a plat of Kanatenah, recorded in Plat Book F, Page 131, and being more particularly shown on a plat of the property of Mary Ellen Moore prepared by Dalton & Neves on October, 1954, and recorded in Plat Book HH, Page 163, and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the southeastern side of Cureton Street at front corner of property conveyed to Kathleen Wilson by deed recorded in Deed Book 416, Page 112, which pin is 288 feet more or less northeast of the intersection of said street with McCuen Street (formerly Mitchell Street) and running thence with the line of said Wilson property S. 25-20 E. 160 feet to an iron pin in the line of property of M. E. Moore; thence with the line of said property N. 63-55 E. 80 feet to an iron pin at the rear corner of property conveyed to Carson by deed recorded in Deed Book 510, Page 373; thence with the line of said property N. 25-20 W. 160 feet to an iron pin on the southeastern side of Cureton Street; thence with the southeastern side of said street S. 63-55 W. 80 feet to the beginning corner.

Being the same premises conveyed to the mortgagors by deed recorded in Deed Book 510, Page 392.

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 IN DEED BOOK OF RECORD
GREENVILLE, S. C.
JUL 11 1959