

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. BOOK 796 PAGE 93

JUL 15 2 21 PM 1959

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
M. A. Parnell and Elizabeth Parnell

(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 Sixteen Thousand and No/100 DOLLARS (\$16,000.00), 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, being lot # 14 of Leawood Subdivision, Plat Book J, Pages 18 and 19, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Sylvania Avenue, at the Eastern corner of lot # 13, thence running along the line of that lot, N. 33-54 E. 180 feet to an iron pin; thence S. 56-06 W. 77 feet to the rear corner of lot # 15; thence along line of that lot, S. 33-54 W. 180 feet to an iron pin on Sylvania Avenue; thence along Sylvania Avenue, N. 56-06 W. 77 feet to the beginning corner. Being the same property conveyed to the mortgagors by J. C. Nash.

ALSO, All that other tract of land in Chick Springs Township, about one mile west from the town limits of Greer, situated on the south side of the U. S. Super Highway # 29, a short distance east of intersection of Sandy Flat Road with said Super Highway, being known and designated as lot # 2 and a portion of lot # 1 as shown on a plat indicated as W. H. Groce property, plat made by H.S. Brockman, Surveyor, December 3, 1947, being described as follows:

BEGINNING at an iron pin on southern edge of right-of-way of Super Highway and on western intersection of a 15 foot alley driveway, and running thence with the southern edge of said Super Highway, S. 67-45 W. 83 feet to a stake; thence through lot # 1, S. 22-15 E. 37 feet, more or less, to a stake; thence with the original line of lot # 22, S. 72-10 E. 84 feet, more or less, to an iron pin; thence S. 12-00 W. 10.4 feet to an iron pin; thence N. 67-45 E. 24.5 feet to an iron pin on the western edge of said alley or driveway; thence with the western edge of said driveway, N. 22-15 W. 100 feet to an iron pin, point of beginning. Being the same property conveyed to the mortgagor, M. A. Parnell by deed recorded in Volume 489 at Page 2.

ALSO, All that lot of land in Chick Springs Township, near the City of Greer, situate on the southern side of U.S. Highway # 29, being the eastern portion of Tract # 6, as shown on a plat of B.F. Flynn Estate, recorded in Plat Book BB at Page 143, and according to a survey made by J. C. Hill on July 10, 1959, is described as follows:

BEGINNING at a point on the southern side of U. S. Highway # 29, in the center

(CONCLUDED ON BACK)

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.