

AUG 5 2 31 PM 1959

First Mortgage on Real Estate

MORTGAGETH

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ESTON L. RODGERS AND JOHN M. FLYNN (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 Eighty-five Hundred and No/100 ----- DOLLARS (\$ 8500.00), 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, in the City of Greenville, being known and designated as Lot 39 of White Oaks Subdivision of Northside Development Company, and being more particularly described according to a plat prepared by J. D. Pellett, Jr., in August 1946, which plat is recorded in the R. M. C. Office for Greenville County, in Plat Book P at Page 121, and having according to a more recent survey by J. C. Hill, May 20, 1948, the following metes and bounds, to-wit:

BEGINNING at a stake on the southwest corner of the intersection of Auburn Street and Holmes Drive, and running thence with Holmes Drive, S. 4-56 E. 120 feet to a stake in line of Lot 40; thence with line of Lot 40 S. 84-34 W. 108.7 feet to stake, corner of Lots 38, 39 and 40; thence with joint line of Lots 38 and 39 N. 5-22 W. 120 feet to a stake in the southern side of Auburn Street; thence with Auburn Street N. 84-34 E. 109.6 feet to the beginning corner.

Being the same premises conveyed to the mortgagors by deed of Perry P. Harbin 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.

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