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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Clyde Henry Hart

(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 Nine Thousand and No/100 ----

DOLLARS (\$ 9,000.00), with interest thereon from date at the rate of six 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 Greenville Township, on the Northern side of Rodney Avenue, being shown and designated as all of Lot No. 32 and an 8-foot strip taken from Lot No. 33 as shown on Plat of property of J. P. Rosamond recorded in Plat Book H, at pages 185 and 186, R.M.C. Office for Greenville County, and described as follows:

BEGINNING at an iron pin on the Northern side of Rodney Avenue, at the joint front corner of Lots Nos. 31 and 32, and running thence with the line of Lot No. 31, N. 25-15 E. 160 feet to an iron pin at the rear corner of Lot No. 21; thence with the rear line of Lots Nos. 21 and 20, S. 64-45 E. 70 feet to an iron pin in rear line of Lot No. 33; said pin being 8 feet in an Easterly direction from the joint rear corner of Lots Nos. 32 and 33; thence through Lot No. 33 in a line parallel with the common line to Lots Nos. 32 and 33 and 8 feet distant therefrom, S. 25-15 W. 160 feet to an iron pin on Rodney Avenue; thence with the Northern side of Rodney Avenue, N. 64-45 W. 70 feet to the point of beginning.

Being the same premises conveyed to the Mortgagor by Catherine L. Ashmore by Deed to be recorded herewith.

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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