

FILED GREENVILLE CO. S. C.

First Mortgage on Real Estate

MORTGAGE

MAY 7 9 AM 1960

OLLIE FARMWORTH R.M.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES H. SIMKINS, FRANK B. HALTER  
AND JOE O. ESTES (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 Five Hundred and No/100 -----

DOLLARS (\$ 12,500.00 ), 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, in the City of Greenville, on the northwestern side of Washington Place (formerly known as McBee Avenue), being a portion of an unnumbered lot on a plat of the W. C. Cleveland property recorded in Plat Book A, Page 185, and being more particularly described as follows:

BEGINNING at a stake on the northern side of Washington Place at the corner of property now or formerly of Mrs. Gerda L. Prevost; thence with her line N. 0-11 W. 122.3 feet to a stake; thence with the line of property now or formerly of M. B. Prevost N. 27-27 E. 33.3 feet to stake; thence continuing with the line of said property S. 70-27 E. 40.5 feet to a stake; thence along the line of property formerly of Eula G. Parker S. 41-40 E. 54.5 feet to a stake; thence continuing said course with the line of property now or formerly of Gerda L. Prevost 49.5 feet to a stake on the northwestern side of Washington Place; thence with the curve of the northwestern side of said Washington Place S. 61-35 W. 139.2 feet more or less to the beginning corner.

Being the same premises conveyed to the mortgagors by deed recorded in Deed Book 605, Page 275.

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.

For Agreement for M. B. Prevost & Extension See P. 2, M. B. Prevost & Extension See P. 2, M. B. Prevost & Extension See P. 2

10th May 77  
3.2 P 2040  
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