

FILED
GREENVILLE CO. S. C.

BOOK 826 PAGE 317

First Mortgage on Real Estate

MORTGAGE

JUN 3 12 43 PM 1960

OLLIE J. WORTH
R. M. S.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

W. B. LEWIS

(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

Five Thousand and no/100 -----
DOLLARS (\$ 5,000.00), 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, City of Greenville, on the Northwest side of Aberdeen Avenue, being shown as a part of Lot 16 on plat made by R.E. Dalton, Engineer, February 1924, recorded in the RMC Office for Greenville County, S.C. in Plat Book F, at Page 200, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Northwest side of Aberdeen Avenue, which point is 219.5 feet South from the intersection of the Northwest side of Aberdeen Avenue with the South side of Augusta Road, and running thence with the Northwest side of Aberdeen Avenue, S. 23-36 W., 118 feet to a point 10 feet North of the joint corner of Lots 16 and 17 as shown on said plat; thence in a line parallel with the joint line of Lots 16 and 17, N. 66-24 W., 158.7 feet, more or less, to a point on the rear line of Lot 7, as shown on said plat; thence with the rear line of Lots 7, 8 and 9, N. 25-08 E., 118 feet to a point; thence S. 66-24 E., 158.7 feet, more or less, to Aberdeen Avenue, the point of beginning.

THIS property was conveyed to the mortgagor by deed of H. Sherrill Utley, dated September 29, 1950, recorded in the RMC Office for Greenville County, S.C. in Deed Book 420, Page 98. Subsequently the mortgagor conveyed to the City of Greenville, S.C. a strip of land along the front of said lot on the West side of Aberdeen Avenue, 70 feet in width and 9.5 feet in depth as will more fully appear by deed recorded in the RMC Office for Greenville County, S.C. in Deed Book 500, Page 341.

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.