

First Mortgage on Real Estate

JUN 16 4 15 PM 1960

MORTGAGE

OLLIE F. WORTH R. M. C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Philip D. Holford, (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 ----- Thirteen Thousand Five Hundred & No/100 ----- DOLLARS (\$ 13,500.00), 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, near the City of Greenville, known and designated as Lot No. 1 of a subdivision known as Homestead Acres, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book RR at Page 35, and according to plat prepared by J. Mac Richardson, Engineer, dated November 1959, said lot having the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the joint front corner of Lots 1 and 2, on the northern side of Ikes Road, and running thence along the line of Lot 2, N. 25-00 W. 175 feet to an iron pin in the line of Lot 11; running thence N. 65-00 E. 189.8 feet to an iron pin on the western side of Stockton Street; running thence along the western side of Stockton Street S. 4-09 W. 175.9 feet to an iron pin at an intersection, which intersection is curved, the chord of which is S. 34-35 W. 41.1 feet to an iron pin on the northern side of Ikes Road; running thence along the northern side of said Road S. 65-00 W. 67 feet to an iron pin, the point of beginning."

Said property being the same conveyed to the mortgagor herein by W. E. Shaw, as Trustee for W. E. Shaw and W. N. Leslie, by deed dated June 14, 1960, 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.

REC'D AND INDEXED IN FILE... 23 DAY OF... FIDELITY FEDERAL SAVINGS & LOAN ASSO. [Handwritten signatures]

SATISFIED AND CONCLUDED OF RECORD... 23 DAY OF... R. M. C. FOR GREENVILLE COUNTY, S. C. AT... NO. 234 392