

First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE CO. S. C.

JUN 30 2 40 PM 1960

OLLIE ... NORTH R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

W. D. Erwin

(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 Seventeen Thousand and No/100 DOLLARS (\$ 17,000.00), 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

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,

on the southwest side of right-angle curve of Partridge Lane in the City of Greenville, being known and designated as lot # 26, on plat of property of E. D. Sloan, prepared by Dalton & Neves, dated June 1955 and recorded in the office of the RMC for Greenville County in Plat Book KK at Page 137, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Partridge Lane at the joint front corner of lots 25 and 26, and running thence along the joint line of said lots, S. 68-44 W. 200.9 feet to an iron pin in the rear line of lot 14 (now or formerly of Minor H. Mickel); thence turning and running along the rear line of said lot, N. 23-47 W. 106.5 feet to an iron pin on the southerly side of Partridge Lane; thence along the southerly side of Partridge Lane, N. 63-24 E. 175 feet to an iron pin; thence along the curve of Partridge Lane, the chord of which is S. 72-02 E. 34.9 feet to a monument on the westerly side of Partridge Lane; thence along the westerly side of Partridge Lane, S. 23-34 E. 100 feet to the point of beginning.

Being the same premises conveyed to the mortgagor by deed of E.D. Sloan 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.

RECORDED AND INDEXED BY ...
JUN 30 1960
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