

FILED
GREENVILLE CO. S.C.

JUL 5 4 28 PM 1960

MORTGAGE

OLLIE F. WORTH
R.M.C.

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**OELAND F. EVINS AND
ROSA L. EVINS**

(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 **Sixty-four Hundred and No/100** -----
DOLLARS (\$ 6400.00), 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, lying on the eastern side of Highway 25 in the Town of Travelers Rest, Greenville County, shown as Lot 7 of the Hillhouse property on a plat prepared by W. A. Hester dated March 20, 1926, and recorded in Plat Book L, Page 21, and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the eastern side of Highway 25 at the front corner of Lot 8; thence with the line of said lot N. 81½ E. 394½ feet to an iron pin in the line of property now or formerly of J. H. Roe; thence with the line of said property N. 30-0 E. 28 feet to an iron pin on the Grassy Branch; thence with said branch as the line in a northerly direction 100 feet to an iron pin at the rear corner of Lot 6; thence with the line of said lot S. 79-0 W. 405½ feet to an iron pin on the eastern side of Highway 25; thence with the eastern side of said highway S. 11-0 E. 100 feet to the beginning corner.

This being the same property conveyed to Oeland F. Evins by deed recorded in Deed Book 219, Page 143, he having conveyed a one-half interest to Rosa L. Evins by deed recorded in Deed Book 573, Page 216.

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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