

FILED
GREENVILLE CO. S. C.

BOOK 830 Page 133

JUL 12 3 58 PM 1960

OLLIE F. WORTH
R. M. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GEORGE D. EBERHARDT

(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 Ten Thousand and No/100 ----- DOLLARS (\$ 10,000.00), with interest thereon from date at the rate of six and one-half (6½%) 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, on the western side of White Horse Road, and being known and designated as all of Lot 6 and the northern one-half of Lot 5 according to a plat thereof, recorded in the R. M. C. Office for Greenville County in Plat Book JJ, Page 63, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of White Horse Road at the joint front corner of Lots 6 and 7 and running thence S. 70-11 E. 180.1 feet to an iron pin; thence along the rear or western sides of Lots 11 and 12 S. 35-12 W. 116.75 feet; thence along a new line through the center of Lot 5 N. 70-11 W. approximately 147 feet to an iron pin on White Horse Road; thence along White Horse Road N. 20-42 E. 111.5 feet to the point of beginning.

Being the same premises conveyed to the mortgagor by deed recorded in Deed Book 647, Page 270, subject to certain restrictions and easements of record in the R. M. C. Office for Greenville County.

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.

[Handwritten signatures and notes in the bottom left corner, including names like "George D. Eberhardt" and "Ollie F. Worth".]

[Handwritten notes and signatures in the bottom right corner, including "BANK OF AMERICA" and "FOR ORIGINAL RECORD".]