

FILED
GREENVILLE CO. S. C.

JUL 21 4 11 PM 1960

CLERK OF COURTS
GREENVILLE, S. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

G. Taft Joseph (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 Thirty Thousand and no/100-----

DOLLARS (\$ 30,000.00-----), with interest thereon from date at the rate of Five and 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, at the Southeast corner of Miller Street and Stone Avenue By-Pass in the City of Greenville, and according to survey made by Dalton & Neves, recorded in Plat Book EE at page 172, is described as follows:

BEGINNING at an iron pin on the Southeast corner of Miller Street and Stone Avenue By-Pass and running thence with the East side of Miller Street, S. 20-19 W. 265.3 feet to an iron pin; thence N. 48-19 E. 52.2 feet to an iron pin; thence S. 89-32 E. 43 feet to an iron pin on Church Street; thence with the Western side of Church Street, N. 38-18 E. 190.1 feet to an iron pin on Stone Avenue By-Pass; thence with the western side of Stone Avenue By-Pass, N. 50-28 W. 37 feet, S. 35-32 W. 7.5 feet, N. 55-28 W. 48 feet, and N. 59-56 W. 45 feet to the Beginning corner.

Being a portion of the property conveyed to mortgagor by deeds recorded in Deed Book 309 at page 310 and Deed Book 309 at page 303.

This mortgage is executed on the day of probate as of June 15, 1960 and replaces the mortgage of that date recorded in Mortgage Book 827 at page 332, which contained an erroneous description.

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.

*For Extension of term see D. S. M. Book 118 Page 118
For Agreement per Ab. Adams + Extension see D. S. M. Book 108 Page 44
For Agreement for Re. Advance + Extension see D. S. M. Book 108 Page 44*

Handwritten signatures and dates at the bottom of the page, including names like G. Taft Joseph and dates like Jan. 60.