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BOOK 831 PAGE 287

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

W. T. POWERS

(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 Seventy-six Thousand Eight Hundred and No/100 ----- DOLLARS (\$ 76,800.00), 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,

those
"All ~~the certain pieces, parcels or~~ ^{those} lots 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 western side of Rutherford Street and the eastern side of Buncombe Street, in the City of Greenville, and described as follows:

BEGINNING at an iron pin on the western side of Rutherford Street 206 feet south from Echols Street and running thence N. 87-0 W. 78 feet to an iron pin; thence S. 76-45 W. 60 feet to an iron pin on an alley; thence with the eastern side of said alley S. 19-30 E. 56.42 feet to an iron pin; thence S. 50 E. 7.33 feet to an iron pin; thence continuing with the northern side of said alley N. 78-41 E. 111.2 feet to an iron pin on Rutherford Street; thence with the western side of said street N. 0-50 E. 49.5 feet to an iron pin.

ALSO: Lots 14, 15, 11A and 20 of Block 1, Page 20 of the city Block Book, and described as follows:

BEGINNING at an iron pin on the eastern side of Buncombe Street 100 feet south from Echols Street at corner of property now or formerly owned by E. J. Johnson; thence with the line of said lot in a northeasterly direction 148 feet, more or less to a stake in line of property now or formerly owned by W. A. Hudson; thence with the line of said property in a southerly direction 50 feet to an iron pin; thence N. 76-05 E. 76.5 feet to an iron pin; thence S. 13-37 E. 30 feet to an iron pin; thence N. 67-19 E. 5.8 feet to an iron pin; thence continuing with the southern side of said alley S. 19-30 E. 72.3 feet to an iron pin; thence S. 70-27 W. 32 feet 2 inches to an iron pin; thence S. 67-0 W. 145 feet to an iron pin on Buncombe Street; thence with the eastern side of said street in a northerly direction 126 feet, more or less.

mortgagor's

Together with all of the ~~XXXXXXXX~~ right, title and interest in and to all alleys adjoining said property.

Being the same premises conveyed to the mortgagor by deeds recorded in Deed Books 316, Page 388; 638, Page 259; 490, P. 274; 315, P. 185, and 314, P. 27.

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 modification agreement see R. F. M. Book 1207 page 489.