

First Mortgage on Real Estate

MORTGAGE AUG 6 11 51 AM 1960

OLLIE F. WORTH R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Mary B. Caldwell, William E. Caldwell, Jr., Charles P. Caldwell, Thelma Louise Caldwell, ~~Schlix B. Burnett~~ and Vivian C. Williamson, (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 - - - - - Forty-Two Hundred and No/100 - - - - - DOLLARS (\$ 4200.00), with interest thereon from date at the rate of six & one-fourth 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, containing 10.50 acres, according to survey made by R. E. Dalton, in December 1937, and being more particularly described as follows:

"BEGINNING at a stake in the center of Saluda Dam Road, at the corner of property of J. O. Cauble Estate, and running thence with Saluda Dam Road, S. 48-45 W. 650 feet to bend; thence continuing with said Road, S. 71 W. 650 feet to bend; thence S. 37-08 W. 294 feet to stake in right-of-way of Southern Railway Company, which right-of-way line is 100 feet from center of tract; thence with the right-of-way of Southern Railway Company, N. 88-10 E. 1117 feet to pin in line of J. O. Cauble Estate; thence with the Cauble line, N. 11-30 E. 857 feet to the beginning corner.

"Less, however, one acre conveyed to Catherine C. Smith by deed recorded in Volume 432 at Page 217 and by deed recorded in Volume 459 at Page 349; also, less a strip of land running across said property where the new South Carolina Highway Department is presently located, leaving approximately 7.63 acres."

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.