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FILED
GREENVILLE CO. S. C.

833 PAGE 377

First Mortgage on Real Estate

MORTGAGE

OCT 20 3 33 PM 1960

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIVIER WORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: **David G. Traxler,**

(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 **Six Thousand and No/100-** - - - - - DOLLARS (\$ 6,000.00- - - - -), 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 in monthly instalments of **Sixty and No/100-** - - - - - Dollars (\$ 60.00- - - - -) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, 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, including advances made by the Mortgagee on other or no security:

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 ^{those} certain piece[s] or lot[s] of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, within the City of Greenville, South Carolina, lying and being situate on the Northerly side of Prancer Avenue, being known and designated as all of lot 288 and the Easterly and adjoining one-half (½) of lot 289, according to plat of Pleasant Valley, prepared by Dalton and Neves, April, 1949, as revised through July, 1954, as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "BB" at page 163, the metes and bounds of which are not definitively described therein, but the said lots have a frontage of 90 feet on the Northerly side of Prancer Avenue, a depth of 160 feet on each side line, and 90 feet on the rear line.

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.

PAID AND NOTED BY TITLE
THIS 17 DAY OF OCTOBER 1960
FIDELITY FEDERAL SAVINGS AND LOAN ASSOC.
BY [Signature]
WITNESSES

REGISTERED AND CALLED FOR RECORD
17 DAY OF OCTOBER 1960
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12 O'CLOCK P.M. NO. 2477