

First Mortgage on Real Estate

MORTGAGE

NOV 15 11 53 AM 1960

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

F. E. Marchbanks

(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

Five Thousand One Hundred and No/100 --
DOLLARS (\$ 5,100.00), with interest thereon from date at the rate of six ---
per centum per annum, said principal and interest to be repaid in monthly instalments of Fifty and No/100 --
Dollars (\$ 50.00) 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 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,
being known and designated as Lot No. 93A, according to revised Plat of Colonial property, dated September 1925, and having the following metes and bounds, to-wit:

BEGINNING at a point at joint rear corner of Lots Nos. 92 and 93 (said Lots fronting on Donaybrook Street), and running thence with the rear of said Lot No. 93, N. 32-50 E. 60 feet to joint rear corner of Lots Nos. 93 and 94; thence with the line of Lot No. 94A, N. 58-05 W. 21 feet to property now or formerly owned by W. N. Miller; thence with said Miller's line, S. 42-50 W. 22.4 feet to a stake; thence continuing with said Miller's line, S. 70-50 W. 50.3 feet to a pin; thence S. 58-05 E. with line of Lot No. 92A 55.2 feet to the point of beginning; being the same property conveyed to Mortgagor by G. W. Richardson by Deed recorded in Deed Book 279, at page 369, R.M.C. Office for Greenville County.

ALSO: All those other three lots of land on the Eastern side of Grove Street, known and designated as Lots Nos. 2, 3 and 4 on Plat of W. N. Miller property recorded in Plat Book L, at page 69, and when described together have the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Grove Street, at the rear corner of Lot No. 8, and running thence with the Eastern side of Grove Street, S. 27-24 W. 150 feet to an iron pin at corner of Lot No. 1; thence with said lot, S. 63-13 E. 132.6 feet to an iron pin; thence continuing in a Northeasterly direction with the rear line of Lots Nos. 2, 3 and 4, 154.9 feet to an iron pin at the rear corner of Lot No. 5; thence with the rear line of Lots Nos. 5, 6, 7 and 8, N. 62-36 W. 175 feet to the beginning corner; this being a portion of property conveyed to Mortgagor by W. N. Miller and J. J. Owenby by Deed recorded in Deed Book 279, at page 371, 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.