

First Mortgage on Real Estate

MORTGAGE APR 13 9 10 AM 1961

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Q.L.L. ... NORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN WHEELER POWELL and ERNEST PITTMAN

(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 Seventeen Thousand Four Hundred and No/100 ----- (5 3/4) DOLLARS (\$ 17,400.00), with interest thereon from date at the rate of Five & 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, on the East side of Pleasantburg Drive (also known as S. C. Highway No. 291), near the City of Greenville, in Butler Township, in Greenville County, South Carolina, being shown as the Southern one-half of Lot 2 and the adjoining ten feet of Lot 3, as shown on plat of property of J. H. Sitton, made by Piedmont Engineering Service, April 13, 1955, recorded in the RMC Office for Greenville County, S. C. in Plat Book "II", at page 127, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the East side of Pleasantburg Drive, said pin being 10 feet South from the joint front corner of Lots 2 and 3, and running thence through Lot 3, S. 88-15 E., 182.01 feet, more or less, to an iron pin on the West side of a 30-foot service alley; thence along the West side of said service alley, N. 0-43 E., 35.01 feet to an iron pin in the center of the rear line of Lot 2; thence with the center of Lot 2, N. 88-15 W. 181.13 feet to an iron pin on the East side of Pleasantburg Drive, in the center of the front line of Lot 2; thence along the East side of Pleasantburg Drive, S. 1-45 W. 35 feet to the beginning corner.

ALSO all right, title and interest which the mortgagors have to use that parking area lying in front of the above described property and also such rights to use the parking area in front of adjoining property as shown by agreement between J. H. Sitton, et al, dated April 16, 1958, recorded in Deed-Book 597, page 107, RMC Office for Greenville County, S. C.

This is the same property conveyed to us by deeds of R. M. Gaffney, et al, and Earle M. Lineberger, et al, dated July 1, 1955; and March 30, 1956, recorded in the RMC Office for Greenville County, S. C. in Deed Book 528, at page 513, and Deed Book 549, at page 66, respectively.

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.