

First Mortgage on Real Estate

MORTGAGE FILED GREENVILLE CO. S. C.

JAN 27 9 52 AM 1961

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELMER R. KRAMER

(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 (6%)-----
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.

Those
"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 eastern side of U. S. Highway # 276, in the City of Travelers Rest, being shown when combined as lot # 2, Block 3, Page 489, of the County Block Book and being more particularly described as follows: BEGINNING at the northeastern corner of lot # 6, 50 feet south from Anderson's brick store, and running thence S. 2½ E. 150 feet to stake; thence N. 87½ E. 158 feet to stone; thence N. 2½ W. 100 feet to stake on the northeastern corner of lot # 7; thence S. 87½ W. 8 feet to stake; thence N. 2½ W. 50 feet to stone; thence S. 87½ W. 150 feet to the beginning corner.

ALSO, all that other adjoining tract described as follows: BEGINNING at an iron pin near the Old Guard House, and running thence S. 2½ W. 152 feet to pin; thence N. 87½ E. 194 feet to pin on branch; thence down the branch as the line N. 15 E. 126 feet to pin; thence N. 79½ W. 158 feet, more or less, to the beginning corner.

Being the same premises conveyed to Harry H. Kramer by deed recorded in the RMC office for Greenville County in Deed Book 258 at Page 177, and devised to the mortgagor by the Will of Harry H. Kramer as filed in Apartment 719, File 15 in the Office of the Probate Court 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.