

FILED GREENVILLE COUNTY CLERK 849 383

First Mortgage on Real Estate

MORTGAGE FEB 10 10 40 AM 1961

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

C. W. GRUBBS AND STELLA H. GRUBBS (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 Thirty-five Hundred and No/100 DOLLARS (\$ 3500.00 ), with interest thereon from date at the rate of six and one-half (6 1/2%) per centum per annum, said principal and interest to be repaid in monthly instalments of Thirty-five and No/100 Dollars (\$ 35.00 ) 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, in Bates Township, being shown and designated as Tract No. 2 on Plat of property of J. G. McAlister recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book GG, at Page 7, containing 4.18 acres, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on Tubbs Mountain Road at the joint front corner of Tracts Nos. 2 and 3; and running thence with the line of Tract No. 3 N. 50-10 E. 835 feet to an iron pin; thence N. 42-30 W. 85 feet to an iron pin; thence N. 20-0 W. 340 feet to an iron pin; thence S. 46-10 W. 1006 feet to an iron pin on Tubbs Mountain Road; thence with said road S. 6-20 E. 222.3 feet to the point of beginning.

Being the same premises conveyed to the mortgagors by deed recorded in Deed Book 527, Page 108.

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.

See agreement for Re. advance & extension Re B. E. W. Bond 906 Page 495.

CLASSIFIED AND INDEXED BY OF RECORDS  
31 August 1961  
Ollie Farnsworth  
M. C. P. W. S. C.  
AT 2:34 P. M. NO. 6565

PAID AND SATISFIED IN FULL  
THIS 28 DAY OF Aug. 1961  
FIDELITY FEDERAL SAVINGS & LOAN ASSO  
BY C. T. Carlberg  
Loan Officer Secretary-Treasurer  
WITNESS:  
Joyce H. Runion  
Joy S. Sinclair