

CRITCHELLE CO. S. C.
MAR 29 4 45 PM 1961
BOOK 853 PAGE 355

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**EDWARD G. GRIMES AND
ALBERTA T. GRIMES**

(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 **Fifteen Thousand and No/100** -----

DOLLARS (\$ 15,000.00), 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 **One Hundred Twenty-six and No/100** ----- Dollars (\$ 126.00) 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

WHICHAS, 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, on the northeastern side of Allandale Lane, City of Greenville, being shown as all of Lot 13 and the southeastern one-half of Lot 14 on plat of Greenacre Dale recorded in Plat Book CC, Page 47, and revised plat recorded in Plat Book HH, Page 89, and having according to said revised plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Allandale Lane at joint front corner of Lots 12 and 13 and running thence with line of Lot 12 N. 45-35 E. 87½ feet to pin; thence with the rear lines of Lot 19 and 18 N. 33-55 W. 140 feet to pin in rear line of Lot 14; thence through Lot 14 S. 45-35 W. 133.2 feet to pin on Allandale Lane; thence with the northeastern side of said lane S. 44-25 E. 137½ feet to the point of beginning.

Said premises being one of the lots conveyed to the mortgagors by deed recorded in Deed Book 459, Page 5, and by deed recorded in Deed Book 602, Page 404.

ALSO: Lot 19 as shown on plat above mentioned and being described as follows: BEGINNING at an iron pin on the SW side of Cloverdale Lane, at the joint front corner of Lots 19 and 18, and running thence with the line of Lot 18, S. 66-02 W. 106.2 feet to pin; thence S. 33-55 E. 101.9 feet to pin at corner of Lot 20; thence with line of lot 20, N. 66-02 E. 87.5 feet to pin on Cloverdale Lane; thence with the SW side of Cloverdale Lane, N. 23-58 W. 100 feet to the point of Beginning.

This lot having been conveyed to Mortgagors by deed recorded Deed Book 459 at page 5.

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.