

First Mortgage on Real Estate

APR 12 11 11 AM 1961

MORTGAGE

GREENVILLE, SOUTH CAROLINA

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R. K. Rouse and Roy A. Stipp
(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

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 Greenville Township, on the Southern side of East Stone Avenue, in the City of Greenville, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin on the Southern side of East Stone Avenue, which pin is 110 feet East from the intersection of Stone Avenue and Rowley Street; and running thence with the Southern side of East Stone Avenue, S. 72-09 E. 51 1/2 feet to an iron pin; thence S. 20 W. 175 feet to iron pin; thence parallel with Stone Avenue, N. 72-09 W. 51 1/2 feet to an iron pin; thence N. 20 E. 175 feet to the beginning corner.

Being the same property conveyed to Mortgagors by Deed recorded in Deed Book 417, at page 389, R.M.C. Office for Greenville County.

ALSO: All that certain parcel of land in Paris Mountain Township, Greenville County, State of South Carolina, described as follows:

BEGINNING at an iron pin at branch and running thence N. 24-45 E. 80 feet to an iron pin at bend; running thence N. 44-30 E. 500 feet with the fence as the line to an iron pin; thence N. 45-15 E. 166.5 feet to a pine; running thence N. 19 E. 393.5 feet to a pine; running thence N. 57-15 W. 59 feet; running thence up Armstrong Creek with the Creek as the line 2,354 feet, more or less, to a black gum near bridge; running thence S. 72 W. 204.6 feet to an iron pin; running thence S. 9-10 W. 747.5 feet to an iron pin; running thence N. 69-45 W. 340.9 feet; running thence N. 3-50 E. 168.2 feet to a persimmon tree; thence N. 2 E. 381.8 feet to an iron pin; thence running S. 75-20 E. 482 feet to stone; running thence S. 64 W. 412 feet to stone; running thence S. 9-05 W. 507 feet to an iron pin; running thence S. 13 W. 891.8 feet to a pine; running thence S. 7-30 W. 768 feet to a stone; running thence S.

(continued)
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.

*3w Release see R. E. M. Book 891 Page 391
3w Agreement for R. E. M. Book 947 Page 77
3w Agreement for R. E. M. Book 1040 Page 373*