

First Mortgage on Real Estate

MORTGAGE MAY 12 9 35 AM 1961

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MORRIS NEFF AND MARGARET R. (hereinafter referred to as Mortgagor) SEND(S) GREETING:
NEFF

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-Eight Hundred Fifty and No/100
DOLLARS (\$ 3850.00), with interest thereon from date at the rate of Six
per centum per annum, said principal and interest to be repaid in monthly instalments of Fifty and No/100
Dollars (\$50.00) 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 Chick-Springs Township, shown as lot # 7, Section 3, Page T-31, of the County Block Book, being situate on the southeastern side of Super Highway # 29, and described as follows:

BEGINNING at a stake at the intersection of Super Highway # 29 and Piedmont & Northern Railroad, and running thence along the southeastern side of Super Highway # 29, N. 47-51 E. 180.7 feet to an iron pin; thence stille along the right-of-way N. 49-16 E. 215 feet to an iron pin, corner of Edwards' property; thence with the line of Edwards' property, S. 4-30 W. 147.2 feet to a stake at edge of Piedmont & Northern Railroad right-of-way; thence along the northern line of said right-of-way, S. 63-33 W. 158.2 feet to bend; thence with said right-of-way S. 72-49 W. 150.8 feet to the beginning corner.

being same

Said premises/conveyed to the mortgagors by deed recorded in Book of Deeds 325 at Page 341.

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