

First Mortgage on Real Estate

MORTGAGE

MAY 13 11 11 AM 1961

FILED BCC 857 PAGE 431

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, G. Taft Joseph and Annie Ruth H.

Joseph,

(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

----- Seventy-Five Hundred and No/100 -----  
DOLLARS (\$ 7500.00 ), 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-Three and No/100 ----- Dollars (\$ 63.00 ) 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~~ <sup>these certain</sup> lots 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 southern side of Monticello Avenue, in the City of Greenville, shown as Lots Nos. 119 and 120 on a plat entitled Glen Grove Park, recorded in the R. M. C. Office for Greenville County in Plat Book F at Page 233, and being further described according to said plat, as follows:

"BEGINNING at a stake on the southern side of Monticello Avenue, at joint front corner of Lots Nos. 118 and 119, and running thence along line of Lot 118, S. 27-18 W. 194.2 feet to iron pin; thence N. 72-20 W. 73.2 feet to iron pin on the western side of Brunson Street (formerly known as Grace Street); thence along the western side of Brunson Street, N. 73-37 E. 65.2 feet to iron pin; thence N. 59-04 E. 50 feet to iron pin; thence continuing along Brunson Street, N. 61-38 E. 57 feet to iron pin; thence in a curve, the chord of which is N. 4-38 W. 32 feet to iron pin on the southern side of Monticello Avenue; thence along the southern side of Monticello Avenue N. 62-42 W. 124 feet to the beginning corner."

Being the same property conveyed to the mortgagors by deeds recorded in the R. M. C. Office for Greenville County in Deed Book 623 at Page 474, Deed Book 514 at Page 263, and Deed Book 332 at Page 284.

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.