

JUL 11 8 39 AM 1961

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James O'Keefe Cagle, Alice Louise Cagle and Frances S. Cagle
(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 One Hundred Ten Thousand and no/100-----

DOLLARS (\$ 110,000.00---), with interest thereon from date at the rate of Five & one-half (5½) per centum per annum, said principal and interest to be repaid in monthly instalments of Nine Hundred and no/100--- Dollars (\$ 900.00) 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, situate at the North-western corner of the intersection of South Main Street and West McBee Avenue in the City of Greenville, and being more particularly described as follows:

BEGINNING at an iron pin at the Northwestern corner of the intersection of South Main Street and West McBee Avenue, and running thence N. 18 E. 78.5 feet, more or less, to the corner of property formerly owned by J. H. Morgan; thence along the line of Morgan property, in a Westerly direction, 138.5 feet, more or less, to a 10 foot alley; thence with the Eastern side of said alley, S. 18-15 W. 78.5 feet, more or less, to the intersection of said 10 foot alley and West McBee Avenue; thence with the Northern side of West McBee Avenue, 140.5 feet, more or less to the Beginning.

Being shown on City Block Book as Lot 7, Block 3, page 1 and being the same property conveyed by S. C. National Bank to J. O. Cagle, et al, by deed recorded in Deed Book 587 at page 283.

See also deed recorded in Deed recorded in Deed Book 602 at page 51. Mabel Virginia Cagle died intestate September 29, 1958, and devised all of her interest in the above described property to Hilda S. Cagle for life, with the remainder to Alice Louise Cagle. Hilda S. Cagle died February 19, 1961.

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 intantion of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.