

First Mortgage of Real Estate

MORTGAGE
AUG 30 3 23 PM 1961STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James H. Austin

(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 Two Thousand Five Hundred and no/100----

DOLLARS (\$ 2,500.00---), 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 Forty Eight and no/100--- Dollars (\$ 48.00) 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, being known and designated as Lot 17 on a plat of the property of T. Oregon Lawton, made by J. C. Hill, on December 14, 1955, and revised August 12, 1961, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of a community road, which pin is N. 19 E. 75 feet from the corner of Lot 15, and running thence with said community road, N. 70-20 E. 150 feet to a pin at corner of Lot 18; thence with line of Lot 18, S. 81-15 E. 77.6 feet, more or less, to a point in center of Mills Creek; thence with the Creek as a line in a Southerly direction, 155 feet to a pin at rear corner of Lot 16; thence with the line of Lot 16, N. 81-15 W. 127.9 feet, more or less, to the point of beginning.

Being the same property conveyed to the mortgagor by deed recorded in Deed Book 680 at page 150.

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.