

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

H. BAXTER CARPENTER (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 Eighteen Thousand and No/100 ----- DOLLARS (\$18,000.00), with interest thereon from date at the rate of Five (5%) per centum per annum, said principal and interest to be repaid in monthly instalments of One Hundred Forty-Seven and No/100 ----Dollars (\$147.00) 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, City of Greenville, on the Western side of Trails End, as shown to be Lot 201 and the Northern one-half of Lot 200, on Plat of Cleveland Forest, recorded in Plat Book M, Page 57, and being more particularly described as follows:

BEGINNING at an iron pin on the Western side of Trails End at joint front corner of Lots 201 and 202, and running thence with the line of Lot 202, N. 58-50 W. 177.2 feet to an iron pin on the eastern side of a 20 foot alley; thence with the Eastern side of said alley, S. 22-17 W. 87 feet to an iron pin; thence continuing with said alley, S. 10-00 W. 40 feet to an iron pin in center of the rear line of Lot 200; thence through the center of Lot 200 in an easterly direction, 176 feet, more or less, to an iron pin on the Western side of Trails End, at the center of the front line of Lot 200; thence with the Western side of Trails End, N. 7-03 E. 25 feet to an iron pin; thence continuing with the curve of Trails End, the chord of which is N. 22-30 E. 50 feet to the point of beginning.

Said premises being the same conveyed to the Mortgagor by Deed recorded in Book 466, Page 254.

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.

PAID AND SUFFERED IN FULL
THIS 23 DAY OF June 1961
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION

BY Sarah L. Robinson

WITNESSES
Catherine E. Fayson
Frances K. Miller

PAID AND SUFFERED IN FULL
26 June 1961
Ollie Faircloth
BY 9:46