

First Mortgage on Real Estate

MORTGAGE TO BE AM 1961

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

L. G. Causey and Allen L. Causey (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 **Fifteen Thousand and no/100-----**

DOLLARS (\$ 15,000.00----), with interest thereon from date at the rate of **Five and one-half** per centum per annum, said principal and interest to be repaid in monthly instalments of **One Hundred Twenty Three & no/100** Dollars (\$123.00) 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.

tract

"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, containing **13 acres, more, or less, lying in Chick Springs Township, being a portion of the property shown on a plat of the property of Nancy J. Causey and Charles L. Sanders dated April, 1957, and being more particularly shown on a plat of the property of L. G. Causey, dated August, 1961, and prepared by C. O. Riddle and according to said plat described as follows:**

BEGINNING at an iron pin on the Eastern side of a 50 foot street, which street extends in a northerly direction from Montverde Drive and running thence N. 66-06 W. 352 feet, more or less, to an iron pin; thence N. 19-42 W. 60. feet, more or less, to an iron pin; thence N. 7-07 E. 136.2 feet to an iron pin in branch; thence with said branch as the line, the following: N. 30-44 W. 168.2 feet to a point; N. 14-51 E. 162 feet to a point; N. 39-46 E. 71.4 feet to a point; N. 28-41 E. 71.3 feet to an iron pin in said branch; thence S. 14-52 E. 195.6 feet to an iron pin; thence with the line of the property now or formerly of W. B. Coxé, S. 79-45 E. 1202 feet to an iron pin in a branch; thence with the meanders of said branch in a South Southwesterly direction, 570 feet, more or less, to an iron pin in the line of property now or formerly of H. M. Rund; thence with the line of said property, N. 66-55 W. 667.3 feet to an iron pin on the Eastern side of a 50 foot street; thence with the Eastern side of said street, S. 36-06 W. 60.1 feet to an iron pin; thence continuing with the Eastern side of said street, S. 28-35 W. 79.3 feet to an iron pin; thence continuing with the Eastern side of said Street, S. 21-04 W. 39.9 feet.

This is a portion of the property conveyed to the Mortgagors by deed recorded in Deed Book 589 at page 420.

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.