

First Mortgage on Real Estate

MORTGAGE

OCT 9 3 10 11 1961

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Floyd H. Smith and Olfria L. Smith

(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 **Eleven Thousand Five Hundred and no/100-----** DOLLARS (\$ 11,500.00-----), 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 **Two Hundred and no/100-----** Dollars (\$ 200.00) 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, in the City of Greenville, on the Western side of Sumner Street and being known and designated as Lot No. 13, Block "B" as shown on plat recorded in the R. M.C. Office for Greenville County in Plat Book A at pages 122 and 123, and being more particularly described, according to said plat, as follows:

BEGINNING at an iron pin on the Western side of Sumner Street, at joint front corner of Lots Nos. 13 and 14, and running thence along the joint lines of said lots, N. 74-45 W. 126.6 feet, more or less, to an iron pin, which pin is 100 feet East of McBee Boulevard; thence in a Northerly direction, 50 feet, more or less, to an iron pin in joint line of Lots Nos. 12 and 13, and which point is 100 feet from McBee Boulevard; thence S. 74-45 E. 139.5 feet, more or less, to an iron pin in the Western side of Sumner Street; thence with Sumner Street, S. 15-15 W. 50 feet to the Beginning.

This mortgage is subject to the rights of the owner of Lot 12 in a joint driveway extending back 115 feet from Sumner Street as will appear by deed recorded in Deed Book-209 at page 234.

ALSO: All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, on the northwestern side of Old Easley Bridge Road, near the City of Greenville, being shown as Lot 7 of Section 1 on a plat of Tanglewood recorded in Plat Book GG, Page 57, and described as follows:

BEGINNING at an iron pin on the northwestern side of Old Easley Bridge Road 220 feet northeast from Tanglewood Drive at the corner of Lot 8 and running thence with the northwestern side of said lot, N. 59-05 E. 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.

continued on back.

This Mortgage Assigned to on _____ day of _____ 1961 of R. E. Mortgages on Page _____

21st September 61
Lucas O. Robinson
Shelby Williams
Matthew Mills

30th Sep 61
11.04 a. 9756