

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

E. J. McCarty

(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 **Fourteen Thousand Five Hundred and no/100-----**

DOLLARS (\$ 14,500.00---), with interest thereon from date at the rate of **Six---** per centum per annum, said principal and interest to be repaid in monthly instalments of **-----** **One Hundred Forty-Five & no/100** Dollars (\$ **145.00**) 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, on the Northwestern side of Pimlico Road in the area recently annexed to the City of Greenville, Greenville County, S.C., shown as the major portion of Lot 31 on a plat of the Gower Estates, Section A, recorded in Plat Book QQ at pages 146 and 147 and more particularly shown on a plat of the property of E. J. McCarty prepared by J. C. Hill, dated October 4, 1961, and according to said plat described as follows:

BEGINNING at an iron pin on the Northwest side of Pimlico Road, at the joint front corner of Lots 31 and 32, which pin is 151.6 feet South of the intersection of said road with Carolina Avenue, and running thence with the Northwestern side of Pimlico Road, S. 13-19 W. 95 feet to a point; thence continuing with the Northwest side of said road, S. 56-23 W. 24.8 feet to an iron pin, 30 feet from the original joint corner of Lots 30 and 31; thence N. 29-10 W. 170.2 feet to an iron pin; thence N. 70-46 E. 74 feet to an iron pin in the line of lot 32; thence S. 77-21 E. 82.7 feet to the Beginning corner.

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 SATISFIED BY NOTE
THIS 17th DAY OF MARCH 1962
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION
BY _____
WITNESS: _____

SATISFIED AND CANCELLED OF RECORD
15 DAY OF March 1962
Alice H. Marshall
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:00 O'CLOCK P.M. No. 22-713