

First Mortgage on Real Estate

**MORTGAGE**STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, James O. Tolbert and Betty K.

Tolbert,

(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

----- Ten Thousand Seven Hundred and No/100 -----  
DOLLARS (\$ 10,700.00 ), 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 Seventy-Seven and No/100 ----- Dollars (\$ 77.00 ) 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, being known and designated as Lots 54 and 55, and a portion of Lot 53, as shown on revised plat of Shannon Terrace, made by H. S. Brockman in January 1930, and revised by R. E. Dalton in June 1935, recorded in Plat Book L at Page 91, and having the following metes and bounds, to-wit:

"BEGINNING at a stake on the western side of Brookview Circle, at joint front corner of Lots 55 and 56, and running thence along the western side of Brookview Circle, N. 11 W. 123 feet to pin at corner of lot now or formerly owned by Mary C. Gibson, thence with line of Gibson lot, S. 79 W. 178.2 feet to pin in rear line of Lot 53; thence S. 15-20 W. 72.9 feet; thence S. 3-30 W. 61 feet to pin at corner of Lot 56; thence with line of Lot 56, N. 79 E. 230.2 feet to pin on Brookview Circle, the point of beginning."

Being the same property conveyed to the mortgagors by Louise E. Smith by deed to be recorded herewith.

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.