

JAN 5 4 16 PM 1962

First Mortgage on Real Estate

MORTGAGE

OLLIE JAMES WORTH R.M.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Charles P. Efstration

(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

----- Eighty-One Thousand and No/100 -----  
DOLLARS (\$ 81,000.00 ), 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 Six Hundred Eighty-Four and No/100 - - Dollars (\$ 684.00 ) 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 eastern side of North Spring Street, being lots 5 and 6 as shown on a plat of L. A. and W. M. James, recorded in Plat Book F at Page 187, together with a lot lying north and adjoining said lots and all of said property according to a survey made by Piedmont Engineering Service on February 18, 1959 is described as follows:

BEGINNING at an iron pin at the northeastern corner of North Spring Street and a 12 foot alley, 95.1 feet north from East Coffee Street and running thence with northern side of said alley N. 68-45 W. 101.5 feet to iron pin; thence N. 20-26 E. 60 feet to an iron pin; thence N. 67-59 W. 46 feet to iron pin in line of other property of the mortgagor; thence with line of said property S. 20-26 W. 20.5 feet to iron pin; thence continuing with said other property, N. 68-52 W. 55.25 feet to iron pin on North Spring Street; thence with Eastern side of said street S. 20-50 W. 40 feet to beginning corner.

Being composed of two lots, one of which was conveyed to Charles P. Efstration and Catina E. Efstration by deed recorded in Deed Book 291 at Page 105 and the other conveyed to Catina E. Efstration by deed recorded in Deed Book 127 at Page 138. The said Catina E. Efstration died testate and by her will filed at Apt. 660 at Page 28 devised her interest to the mortgagor and it is the intention of this mortgage to include all the property on which the Efstration building is located.

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.