

First Mortgage on Real Estate

MORTGAGE

JAN 24 12 45 PM 1962

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: William L. Costner,

(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

----- Twenty-Two Thousand Five Hundred and No/100 -----

DOLLARS (\$ 22,500.00), 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 -----

One Hundred Ninety & No/100 Dollars (\$ 190.00), 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 southeastern side of Dakota Road, in the area recently annexed to the City of Greenville, shown as Lot 2 on plat of Section A, Gower Estates, recorded in Plat Book QQ at Pages 146-147, and according to said plat described as follows:

"BEGINNING at an iron pin on the southeastern side of Dakota Road, at the front corner of Lot 1, which pin is 157.5 feet northeast of the intersection of Dakota Road with Shelburne Road, and running thence with line of Lot 1, S. 67-23 E. 253.1 feet to iron pin in side line of Lot 8; thence with line of said lot, N. 31-42 E. 150 feet to iron pin at the rear corner of Lot 3; thence with line of said lot, N. 58-18 W. 250 feet to iron pin on the southeastern side of Dakota Road; thence with the southeastern side of said Road, S. 31-42 W. 170 feet to the beginning."

Being the same property conveyed to the mortgagor by Conyers and Gower, Inc. by deed recorded in Volume 674 at Page 111.

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.