

First Mortgage on Real Estate

NEED
GREENVILLE, S. C.

MORTGAGE

JUN 14 12 10 PM 1962

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLIE C. GAWRATH

TO ALL WHOM THESE PRESENTS MAY CONCERN:
Ralph Carlyle McBride, Sr.

(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 Thousand and No/100-----

DOLLARS (\$ 20,000:00), with interest thereon from date at the rate of Five & Three-Fourths per centum per annum, said principal and interest to be repaid in monthly instalments of One Hundred Sixty-Six & No/100 (\$ 166:00) 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 southern side of U.S. Highway # 29, Wade Hampton Boulevard, and being known and designated as lot # 3 as shown on plat of property of Campbell Tile Company, Inc., recorded in Plat Book 88 at Page 142, and having the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of said Highway, front corner of lot 4; thence with the line of said lot, S. 37-30 E. 225 feet to an iron pin; thence S. 52-30 W. 50 feet to an iron pin at corner of lot 2; thence with line of lot 2, N. 37-30 W. 225 feet to an iron pin on said highway; thence with said highway, N. 52-30 E. 50 feet to the beginning.

A strip 10 feet in width and 225 feet in length along the northeastern side of this lot is to be used as a driveway in conjunction with a strip 10 feet in width and 225 feet in length along the southwest side of lot 4. A common or joint driveway for the use of lots 3 and 4 is hereby established, the same being 20 feet in width and 225 feet in length and same is more particularly referred to in deed of Campbell Tile Company Inc. to me dated April 15, 1959, and recorded in Deed Book 621 at Page 419. It is my intention that this mortgage shall also cover all my right, title and interest in and to the 10 foot strip reserved or established for a driveway off the southwestern side of lot 4 as referred to in the above recorded deed.

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.