

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JUL 19 10 55 AM 1962

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN KLAUDINY, and MILLICENT S. KLAUDINY

(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 TWELVE THOUSAND AND NO/100----- DOLLARS (\$ 12,000.00) with interest thereon from date at the rate of Five and one-half per centum per annum, said principal and interest to be repaid in monthly installments of Ninety-eight and no/100----- Dollars (\$ 98.00) 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, being shown as the greater portion of lot no. 74 of plat no. 2 of Sunset Hills, made by Dalton & Neves, Engineers, December, 1945, recorded in the RMC Office for Greenville County, S. C., in plat book "P" at pages 18 & 19 and having according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the Northeast side of Sunset Drive at joint front corner of lots 73 & 74 and runs thence along the northeast side of Sunset Drive S 41-10 E, 96 feet to an iron pin; thence along line of property now or formerly of J. R. Jenkinson Estate, N 55-30 E, 176.15 feet to an iron pin on the southwest edge of a five foot strip of land reserved for utilities; thence along the southwest edge of the five foot strip of land reserved for utilities, N 41-10 W, 106.1 feet to an iron pin in the rear line of lot 74, said pin being located 10 feet in a southeasterly direction from the joint rear corner of lots 72 & 74; thence in a straight line in a southwesterly direction 175 feet, more or less to an iron pin on the northeast side of Sunset Drive at joint front corner of lots 73 & 74, the point of beginning.

This is the same property conveyed to us by deed of J. Alvin Gilreath of even date herewith and 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.