

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Lucy H. King Shearer (same as Lucy H. King)

(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-Four Thousand and No/100 DOLLARS (\$ 24,000.00), 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 Two Hundred and Three and No/100 Dollars (\$ 203.00) 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, being shown and designated as a portion of Lots 1 and 2 as shown on the plat of property of W. D. Workman recorded in Plat Book E at Page 147, and being more particularly described according to recent survey of R. W. Dalton, July, 1953, as follows:

BEGINNING at a point at the Southeast corner of the intersection of Augusta and University Streets and running thence along the east side of Augusta Street, S. 34-12 W. 82.8 feet to a point in the center of a 13" brick wall; thence along a line through the center of said wall and continuing in a projection thereof, S. 52-22 E. 95 feet to an iron pin on the west side of a 10 foot private alley; thence with the west side of said alley, N. 34-08 E. 78.9 feet to an iron pin on the south side of University Street; thence along the south side of said street, N. 50-00, W. 95.2 feet to the beginning corner.

Being the same premises conveyed to the mortgagor and Warren N. King, and recorded in Book 200, Page 334, the undivided one-half interest of the said Warren N. King having been devised to the mortgagor by his Last Will and Testament filed in the office of the Probate Court in Greenville County in Apartment 580 in File 22.

The above described premises is subject to a right-of-way of ingress and egress over a 10 ft. private alley for the use and benefit of the owners and tenants of the premises adjacent on the southwest side of the premises above set forth as recorded in Volume 202, Page 119. The mortgagor conveys all of her right, title and interest in and to this 10 ft. private alley together with all of her benefits and privileges arising out of same.

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.

Attest my hand and the seal of the County of Greenville, South Carolina, this 10th day of April, 1953.