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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THE WILLIAM GOLDSMITH COMPANY

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

FILED
GREENVILLE CO. S. C.

FEB 12 12 32 PM 1963

OLLIE FANNSWORTH
R.M.C.

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 Seventeen Thousand Five Hundred & No/100 - - - - -

DOLLARS (\$ 17,500.00), with interest thereon from date at the rate of 5 3/4 per centum per annum, said principal and interest to be repaid in monthly instalments of One Hundred Ninety-Two and No/100 Dollars (\$ 192.00) 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, at the corner of East Washington St. and Manly Street, in the City of Greenville, being Lot 5 and a portion of Lot 6 of Block 2, as shown on plat of Boyce Addition, recorded in Plat Book A at Page 90, and according to recent survey made by J. C. Hill is described as follows:

"BEGINNING at an iron pin at the northwestern intersection of Manly Street and East Washington Street, and running thence with the western side of Manly St, N. 15-52 W. 180 ft. to iron pin; thence S. 67-40 W. 83.8 feet to iron pin in line of Lot 4; thence S. 41-00 E. 24.45 to iron post in center of wall; thence S. 15-51 W. 87.5 feet to iron pin on East Washington St.; thence with the northern side of said Street S. 73-03 E. 140 feet to the beginning corner; Being the same property conveyed to the mortgagor by deed recorded in Deed Book 456 at Page 11."

ALSO: "All that lot of land on the southern side of East Washington Road, in the City of Greenville, County and State aforesaid, being shown as Lot 45 of Block D of East Park Subdivision, recorded in Plat Book A at Page 383, and described as follows:

"BEGINNING at an iron pin on the southern side of East Washington Road, joint front corner of Lots 44 and 45, and running thence in a southeasterly direction along the joint line of Lots 44 and 45, 175 feet to an iron pin on Boyce Spring Avenue; thence with the northern side of Boyce Spring Avenue, N. 72-30 E. 50 feet to iron pin, joint rear corner of Lots 45 and 46; thence with line of Lot 46 in a northwesterly direction 175 feet to iron pin on the southern side of East Washington Road (some-time called East Washington St.); thence with the southern side of said Road, S. 72-30 W. 50 feet to the beginning.

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.

For Release Lot 5 & Part of 6 See Deed Book 873 Page 384 deed to South Carolina Christian Church