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BOOK 915 PAGE 307

First Mortgage on Real Estate

OLLIE J. WORTH  
MORTGAGESTATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: R. KING ROUSE

(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

----- Ten Thousand and No/100 -----

DOLLARS (\$10,000.00), 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 Eighty-Three & No/100 Dollars (\$83.00) 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 Mortgagee 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, situate at the southeastern corner of the intersection of Edwards Road and Spring Valley Road, in Butler Township, being shown and designated as a portion of Lot 1, on plat of Morningside, recorded in Plat Book FF at Pages 83-84-85 in the R.M.C. Office for Greenville County, and having according to survey made by R. K. Campbell, July 1959, the following metes and bounds, to wit:

"BEGINNING at an iron pin at the southeastern corner of the intersection of Edwards Road and Spring Valley Road, and running thence with the southeastern side of Edwards Road, N. 56-58 E. 135 feet to pin; thence continuing N. 48-26 E. 129.6 feet to pin; thence S. 53-14 E. 200.2 feet to iron pin; thence S. 33-18 E. 71.9 feet to iron pin; thence S. 01-25 W. 78.6 feet to pin; thence S. 47-51 W. 198.5 feet to iron pin on Spring Valley Road; thence with the said Spring Valley Road N. 47-45 W. 337.8 feet to the point of beginning."

Said premises being the same conveyed to the mortgagor by deed recorded in Deed Book 703 at Page 535 in the R.M.C. Office for Greenville County.

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.