

First Mortgage on Real Estate

MORTGAGE

APR 15 4 13 PM 1963

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Carl C. Skelton

(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 Fourteen Thousand Seven Hundred and no/100-----

DOLLARS (\$ 14,700.00----), 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 One Hundred Seven & no/100--Dollars (\$107.00) 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, situate at the North-western corner of the intersection of Avon Street and Fairfax Drive, Greenville Township, being known and designated as Lot 26 on a plat of the property of William R. Timmons recorded in Plat Book XX at page 9 and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Avon Street, the joint corner of Lots 26 and 25, and running thence with the line of Lot 25, S. 79-13 W. 169.6 feet to a pin in line of Lot 28; thence with the line of Lot 28, S. 9-59 E. 37 feet to a pin at corner of Lot 29; thence with the line of Lot 29, S. 31-07 E. 149.6 feet to a pin on the Northern side of Fairfax Drive; thence with Fairfax Drive, S. 64-40 E. 78.6 feet; thence continuing N. 68-25 E. 47.3 feet to a pin; thence with the curve of the intersection of Fairfax Drive and Avon Street, the chord of which is N. 23-23 E. 28.3 feet to a pin on Avon Street; thence with the Western side of Avon Street, N. 21-37 W. 87.5 feet to a pin; thence continuing N. 16-19 W. 40 feet to the point of Beginning.

Being the same property conveyed to the Mortgagor by deed of William R. Timmons, Jr. 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.