

First Mortgage on Real Estate

OLLIE FARNSWORTH
R. M. G.
MORTGAGESTATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN THOMAS LATHAM

(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 Two Thousand and No/100---

DOLLARS (\$ 22,000.00), with interest thereon from date at the rate of **Five & One-Half** per centum per annum, said principal and interest to be repaid in monthly instalments of **One Hundred Fifty-Two & No/100** Dollars (\$ 152.00) 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 to 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,

in the City of Greenville, being known and designated as lots 4 and 5 of Block L, as shown on the plat of Highland Terrace, recorded in Plat Book D at Pages 238 and 239, and also lot 2 as shown on a subdivision for C. C. Hindman, et al recorded in Plat Book DD at Page 77, a composite description of the three lots being as follows:

BEGINNING at an iron pin on the north side of Montclair Avenue (formerly Fairview Avenue), which pin is 190 feet west of the intersection of Montclair Avenue and North Main Street, and is the joint corner of lots 1 and 4 of Block L as shown on the Highland Terrace Plat, and running along the rear line of lots 1, 2 and 3 of said plat N. 14-47 E. 200 feet to an iron pin in the south side of a 15 foot alley, as shown on the Hindman plat above referred to; thence with the south side of said alley S. 82-28 W. 109 feet to an iron pin in the rear corner of lot 6; Block L, on the Highland Terrace Plat; thence with line of said lot, S. 21-03 W. 150.2 feet to an iron pin on the north side of Montclair Avenue; thence with said Avenue, S. 70-47 E. 105.5 feet to the point of beginning.

Being the same premises conveyed to the mortgagor by deed recorded in Deed Book 481 at Page 397.

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.