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OLLIE HOLLINGSWORTH
R.M.C.

BOOK 940 PAGE 597

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: HARRY I. ELROD

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

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-Seven Hundred and No/100

DOLLARS (\$ 2700.00), with interest thereon from date at the rate of 6 1/4 per centum per annum, said principal and interest to be repaid in monthly instalments of Twenty-Seven and No/100 Dollars (\$ 27.00) 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, on the southern side of Piedmont Highway, being shown on Greenville County Block Book Map as Lot 5, Block 1, Sheet P.3, and having the following metes and bounds, to wit:

"BEGINNING at an iron pin at a point on the southern side of Piedmont Avenue, at a point 60 feet from property now or formerly of Southern Worsted Mill; said point being at the western boundary of property heretofore conveyed by the mortgagor to Hollingsworth by deed recorded in the RMC Office for Greenville County in Deed Book 539 at Page 102; thence with line of said Hollingsworth property S. 13-45 E. 313 feet to point in the creek; thence along the center of said Creek N. 86-18 W. 158 feet to iron pin; thence N. 14-45 W. 345 feet to iron pin on Piedmont Avenue; thence along the line of Piedmont Avenue N. 82-00 E. 125 feet to a stake; thence continuing along line of Piedmont Avenue S. 63-30 E. 63.5 feet to the point of beginning.

"Being the same premises conveyed to the mortgagor by deed recorded in Deed Book 538 at Page 24, less that portion conveyed away by him to Hollingsworth by deed recorded in Deed Book 539 at Page 102".

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.

*See Modification Agreement to this mortgage for increasing interest rate
See R. E. M. Book 1144 page 26*

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