

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **A. B. Bates and Joe R. Coleman**

(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 **FOUR THOUSAND AND NO/100THS-** DOLLARS (\$ **4,000.00**), 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 TWENTY TWO AND NO/100THS-** Dollars (\$ **122.00**) 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, **in the town of Travelers Rest, Bates Township, on the western side of Buncombe Road, being shown as Lot 5 and the northern portion of Lot 6 on plat entitled property of W. D. Sitton, Esq. recorded in the R.M.C. Office for Greenville County in Plat Book F at Page 29 and having, according to said plat, the following metes and bounds, to-wit:**

BEGINNING at an iron pin at the southwest intersection of Buncombe Road and Church Street and running thence along the western side of Buncombe Road in a southerly direction 60 feet to a stake; thence in a new line through Lot 6 N. 89 W. 83 feet, more or less, to a stake on the eastern side of G & W Railroad right-of-way; thence with the eastern side of said right-of-way in a northwesterly direction 61 feet, more or less, to an iron pin on the southern side of Church Street; thence along the southern side of Church Street S. 89 E. 97 feet to the point of beginning.

It is the intention of the Mortgagors herein for this mortgage to cover all their right, title and interest in the party wall on the southern side of the above described property.

The above described property and party wall is the same conveyed to the Mortgagors herein by deed recorded in Deed Book 232 at Page 388.

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.