

847 no 275

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James D. Armstrong and Jane G. Armstrong
(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 Thirteen Thousand and no/100-----

DOLLARS (\$ 13,000.00-----), 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 installments of Ninety one and no/100----- Dollars (\$ 91.00) 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 Mortgagee may be indebted to the Mortgagor 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, lying and being in Chick Springs Township, shown and designated as Lot 45 on plat of Avon Park, recorded in Plat Book KK at page 71, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Western side of Thames Drive, at the joint front corner of Lots 44 and 45; thence with the line of Lot 44, S. 84-18 W. 175 feet to a pin in line of Lot 22; thence N. 5-42 E. 43.4 feet to a pin; thence with the line of Lot 21, N. 11-48 E. 78.1 feet to an iron pin, joint rear corner of Lots 45, 21, 46 and 47; thence with the line of Lots 47 and 46, S. 74-07 E. 180 feet to a pin on the Western side of Thames Drive; thence with the curve of Thames Drive, the following courses and distances: S. 12 W. 13.2 feet; thence continuing S. 10-42 W. 76.6 feet to the Beginning.

Being the same property conveyed to the Mortgagors by deed recorded in Deed Book 693 at page 377.

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.