

FILED
GREENVILLE CO. S. C. BOOK **974** PAGE **342**

First Mortgage on Real Estate

MORTGAGE OCT 7 8 53 AM 1964

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARKSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

EDWARD H. HEMBREE

(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) in the sum of **-Thirty-Six Thousand Five Hundred and No/100---** DOLLARS (\$ **36,500.00**), with interest thereon at the rate of **Five & One-Half** per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is **25** years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, 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 eastern side of Montrose Avenue (formerly Babb Avenue) in the City of Greenville, being the western portion of lot 37, as shown on a plat of the Estate of Tully P. Babb, recorded in Plat Book QQ at Pages 162 and 163, and described as follows:

BEGINNING at an iron pin on the eastern side of Montrose Avenue, 488.6 feet north from Cleveland Street, at the corner of lot 36; thence with the eastern side of Montrose Avenue, N. 6-50 W. 240.2 feet to a concrete monument at the corner of lot 38A; thence with the line of said lot, N. 83-12 E. 200 feet to iron pin; thence S. 6-50 E. 244.1 feet to iron pin in the line of lot 36; thence with the line of lot 36, S. 84-17 W. 200 feet to the point of beginning.

Subject however to an easement five feet in width along the southern line of the property for the installation of a sewer line.

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.

For Production Case for Production + Evidence on E. E. M. Book 1275 page 11