

AUG 8 4 47 PM 1967

BOOK 1056 PAGE 13

First Mortgage on Real Estate

OELLIE TAYLOR SWORTH  
MORTGAGESTATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: A. A. CROMER

(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 ----- Six Thousand and no/100----- DOLLARS (\$ 6,000.00---- ), with interest thereon at the rate of **six and 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 **twelve** 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 northern side of Pettigru Street in the City of Greenville, in Greenville Township, being shown as Lot No. 2 of Block 10 on Plat of Boyce Lawn Addition made by J. T. Lawrence on April 2, 1908, recorded in the RMC Office for Greenville County in Plat Book A at page 179, and according to said plat and a recent survey of J. C. Hill, more fully described as follows:

Beginning at a stake on the northern side of Pettigru Street, 71.67 feet east from Boyce Avenue at corner of Lot No. 1, and running thence with the line of said lot, N. 15-00 W. 126.09 feet to a stake on an alley; thence with the southern side of said alley, N. 76-45 E. 66.67 feet to a stake at corner of Lot No. 3; thence with the line of said lot, S. 15-00 E. 126.09 feet to a stake on Pettigru Street; thence with the northern side of Pettigru Street, S. 76-45 W. 66.67 feet to the beginning corner.

Being the same property conveyed to the mortgagor by deed of Charles L. Welborn to be recorded herewith.

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.