

MAIN

JUL 27 4 18 PM '70  
OLLIE FARNSWORTH  
R. H. C.

BOOK 1161 PAGE 513

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Alva G. Mason and  
Ruth Owens Mason

(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 Three Thousand Five Hundred and no/100-----DOLLARS / (\$3,500.00), with interest thereon at the rate of eight 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 5 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, in the City of Greenville, being known and designated as lot 58, as shown on plat of Cleveland Terrace, as revised and recorded in Plat Book M at Page 143, and being more particularly described as follows:

BEGINNING at an iron pin on the Eastern side of Allen Street, joint front corner of lots 58 and 59, which iron pin is 74.2 feet South of a 15 foot alley, and running thence with the joint line of said lots, S. 53-13 E. 124.5 feet to an iron pin on the Western side of a 15 foot alley; thence with the curve of said alley, S. 12-48 W. 55 feet to an iron pin, joint rear corner of lots 57 and 58; thence with joint line of said lots, N. 53-13 W. 146.9 feet to an iron pin on the eastern side of Alley Street; thence with said Street, N. 36-47 E. 50 feet to the beginning corner.

Being the same property conveyed to the mortgagors by deed recorded in Deed Book 403 at page 345 and deed recorded in Deed Book 433 at page 311.

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.