

GREENVILLE CO. S. C.

DEC 7 10 01 AM '70

OLLIE-FARNSWORTH  
R. M. C.

BOOK 1174 PAGE 407

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James P. Moore and Otis P. Moore,

(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 Twenty-Three Thousand and no/100----- DOLLARS (\$ 23,000.00 ), with interest thereon at the rate of eight (8) 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 ten 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 corner of Reeves Street and Mills Avenue, having the following metes and bounds:

BEGINNING at an iron pin at the northeastern corner of the intersection of Reeves Street and Mills Avenue and running thence with the northern side of Mills Avenue N. 39-06 E. 125 feet to an iron pin; thence N. 50-54 W. 114 feet, more or less, to a pin; thence south westerly 74 feet, more or less, to a pin on the northeastern side of Reeves Street; thence with Reeves Street, S. 29-27 E. 155.6 feet to the beginning; said property being subject to a lease recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 629, at page 509.

ALSO, all that lot of land, with all improvements thereon, in the City and County of Greenville, South Carolina, on the east side of North Main Street, having a frontage of 44 feet 9½ inches, a depth of 133 feet 4 inches, and a rear line of 44 feet 11 inches, together with the mortgagors' right in a certain alley appurtenant to said lot and the mortgagors' right to a 17 inch brick wall; said lot, alley and wall being more fully described in a deed from First National Bank as Administrator c/t/a to the mortgagors recorded in said R. M. C. Office in Deed Book 524, at page 277, reference to which is craved for a fuller description.

ALSO all of our right as lessors in a certain lease over the premises first described, which lease is recorded in said R. M. C. Office in Deed Book 629, at page 509, provided the mortgagors shall collect the rent as provided by a separate agreement.

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.