

BEREA

First Mortgage on Real Estate

FILED  
GREENVILLE CO. S. C.  
JAN 12 10 17 AM '71  
OLLIE FARNSWORTH  
R. M. C.  
MORTGAGE

BOOK 1177 PAGE 685

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

William Edward Center, Sr.  
and Charles Leland Center

(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 Ten Thousand and no/100-----DOLLARS

(\$ 10,000.00, ), 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 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, near the City of Greenville, on the Northeastern side of Edgemont Avenue Extension, being a portion of Tract No. 7 as shown on Plat of property of J. B. Banks recorded in the R.M.C. Office for Greenville County in Plat Book LL, at Page 151, and according to a survey made by C. C. Jones on September 30, 1957, is described as follows:

BEGINNING at a stake on the Northeastern side of Edgemont Avenue Extension, and running thence N. 35-55 E. 573.4 feet to a stake; thence N. 33-25 W. 29.1 feet to a stake; thence S. 52-34 W. 353.7 feet to a stake; thence S. 29-06 E. 90 feet to a stake; thence S. 57-34 W. 218.1 feet to a stake on Edgemont Avenue Extension; thence with the curve of the northeastern side of Edgemont Avenue extension, the chords of which are: S. 37-46 E. 4 feet, S. 50-31 E. 75 feet and S. 55-22 E. 47 feet, to the beginning corner.

This is the same property conveyed to the mortgagors by deeds recorded in Deed Book 746 at page 479 and Deed Book 661 at page 381.

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.