

1178-635

First Mortgage on Real Estate

**MORTGAGE** GREENVILLE CO. S. C.

FEB 7 3 37 PM '71

OLLIE FARNSWORTH  
R. M. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**JACK H. NIMMONS, JR. and  
ELIZABETH JEAN NIMMONS** (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 Nineteen Thousand and no/100 DOLLARS (\$19,000.00), 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 Twenty-five 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 Riverview Drive in said County and State, being shown as Lot 118 on plat of Riverdale Subdivision dated July 1957, prepared by Dalton & Neves, and recorded in Plat Book KK at page 107 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the eastern side of Riverview Drive at the joint corner of Lots 118 and 119 and running thence with Lot 119 S 51-28 E 224 feet to an iron pin on line of Lot 115; thence S 27-10 W 114 feet to an iron pin on Knollview Drive; thence with said Drive N 58-06 W 186 feet to an iron pin; thence with the curvature of the intersection of Knollview Drive and Riverview Drive, the chord being N 17-04 W, 39.5 feet to an iron pin on Riverview Drive; thence N 24 E 69.3 feet to an iron pin; thence still with said Drive N29-10E 40.8 feet to the point of beginning.

Being the same property conveyed to the mortgagor by deed recorded in Deed Book 904 at page 635 in the RMC Office for Greenville County.

The mortgagor agrees that after the expiration of 10 years from date hereof, the mortgagee may at its option apply for mortgage insurance for an additional period of 5 years with the mortgage insurance company insuring this loan, and the mortgagor agrees to pay to mortgagee as premium for such insurance 1/2% of the principal balance then existing.

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.