

GREENVILLE CO. S.C.
FILED
APR 23 2 31 PM '71
OLLIE FARNSWORTH
R.M.C.

BOOK 1187 PAGE 320

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, C. Dan Joyner (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 Seventy-Five Thousand and No/100-----DOLLARS (\$ 75,000.00), 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 15 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 ^{those} ~~that~~ certain piece, ^s parcel ^s /or lot ^s of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lots Nos. 8, 9, 10, 11, 12 and 7, Block G of a subdivision known as Property of Chapin Spring Land Company according to a plat thereof prepared by R. E. Dalton, dated May 1917, and recorded in the R. M. C. Office for Greenville County in Plat Book E at Page 41 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Rose Avenue and Houston Street and running thence with the southern side of Rose Avenue, S. 88 W. 187.6 feet to an iron pin in the line of Lot 6 and running thence with the joint line of Lots 6, and 7, S. 2-0 E. 120 feet to an iron pin in the line of Lot 12; running thence with the line of Lot 12, S. 2-0 E. 130 feet to an iron pin on the northern side of Lucille Avenue, now known as Watts Avenue; running thence with the northern side of said Watts Avenue, along the lines of Lots 12 and 11, N. 88-0 E. 170.2 feet to an iron pin at the intersection of Watts Avenue and Houston Street; running thence with the western side of Houston Street, N. 2-0 E. 250.4 feet to the point of beginning;

ALSO: All those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as part of Lots Nos. 2 and 6, Block G, of a subdivision known as Property of Chapin Spring Land Company according to a plat thereof prepared by R. E. Dalton, dated May 1917, recorded in the R. M. C. Office for Greenville County in Plat Book E, Page 41 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast corner of the intersection of Church Street and Rose Avenue, and running thence with Rose Avenue, N. 88-00E. 51 feet to an iron pin at the corner of Lots Nos. 6 and 7; running thence along the joint line of said lots, S. 2-0 E. 46 feet to a point; running thence S. 88-00 W. 79 feet, more or less, to an iron pin on the easterly side of Church Street right-of-way; running thence with the eastern side of the Church Street right-of-way, N. 25-32 E. 51.8 feet, more or less, to the point of beginning; LESS that portion of land taken for Church Street right-of-way; being the same property conveyed to me by Mozell G. Shives, Betty M. Trammell, McMurray Wilkins, Jr., Leonard W. Owers, Irene S. Edwards and Lloyd W. Gilstrap, by deeds dated April 19, 1971, to be recorded here- Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or with. 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.