

First Mortgage on Real Estate

MORTGAGE

OLLIE BARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Peter A. Kalatges and Dora B. Kalatges
(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 FIFTEEN THOUSAND THREE HUNDRED and NO/100 DOLLARS (\$ 15,300.00), with interest thereon at the rate of 7-3/4% 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 25 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 located on the westerly side of Blackburn Street, and being known and designated as Lot No. 6 according to a plat of the PROPERTY OF J. F. WELBORN and J. F. WELBORN, JR. dated June 21, 1955, and recorded in Plat Book 'BB' at Page 170, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Blackburn Street at joint front corner of Lots 5 and 6 and running thence with the line of Lot 5, S. 50-50 W. 151.05 feet to an iron pin in line of Lot 3; thence S. 39-10 E. 75 feet to an iron pin; thence N. 50-50 E. 151.4 feet to an iron pin on the westerly side of Blackburn Street; thence with the westerly side of Blackburn Street N. 39-10 W. 75 feet to the beginning corner.

Being the same property conveyed to the mortgagors herein by deeds from Clyde W. Lollis, Jr., Benjamin G. Lollis, Frances L. Gaston, and Carey E. Lollis, to be recorded herewith.

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.