

MAIN

BOOK 1210 PAGE 377

First Mortgage on Real Estate

MORTGAGE

FILED  
GREENVILLE CO. S. C.  
OCT 18 3 22 PM '71  
OLLIE FARNSWORTH  
R. M. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Kenneth B. Eberhardt (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 Eighteen Thousand and no/100-----DOLLARS

(\$ 18,000.00 ), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as 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, situate on the southern side of Maxcy Avenue, being shown as lot 24 on a plat of Cochran Heights Map No. 2 dated September 1955, prepared by C. O. Riddle and recorded in Plat Book KK at page 11 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Maxcy Avenue at the joint front corner of lot 24 and lot 25 and running thence with lot 25 S. 36 E. 270 feet to an iron pin at the joint rear corner of lot 24 and lot 25; thence S. 55 W. 100 feet to an iron pin at the joint rear corner of lot 23 and lot 24; thence N. 36 W. 270 feet to an iron pin on Maxcy Avenue; thence with said Avenue, N. 54 E. 100 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor by deed recorded in Deed Book 923 at page 92 in the R.M.C. Office for Greenville County.

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.