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First Mortgage on Real Estate

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C. (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Ten Thousand Five Hundred Fifty DOLLARS ($ 10,550.00), as evidenced by the Mortgagor's promissory note, and payable as therein stated or as modified by mutual agreement in writing, the final maturity of which is 15 years after the date hereof, unless extended by mutual agreement in writing, the final maturity of which is 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, [illegible] City of Greenville, at the southeast corner of Mary Street and Maco Street, and being designated as Lots #67 & 68 of Montoyen [illegible] as shown and represented by a plat recorded in plat book [illegible] at page [illegible] in the RMC Office for Greenville County; said lots, having the following metes and bounds, to-wit:

Beginning at southeast corner of Maco & Mary Streets; thence along the south side of Mary Street S. 53-30 E. 150 feet to a pin; corner of Lots #67 & 66; thence S. 36-30 W. 150 feet to a pin; the common corner of Lots #66 & 65; thence along the line of Lot #65 N. 53-30 W. 150 feet to the east side of Maco Street; thence along the east side of Maco Street N. 36-30 E. 150 feet to the beginning corner.

ALSO: All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, being designated as Lot #70 on plat of Montoyen [illegible] as shown on plat recorded in the RMC Office for Greenville County in plat book [illegible] at page [illegible] and having the following metes and bounds, according to said plat:

Beginning at an iron pin on the northeast corner of Mary and Maco Streets and running thence with the line of Lot #69 N. 53-30 W. 150 feet to an iron pin; thence with the line of Lot #71 S. 36-30 W. 70.8 feet to an iron pin; thence S. 53-30 E. 150 feet to an iron pin on the west side of Maco Street; thence with the west side of Maco Street N. 36-30 E. 70.8 feet to the beginning corner.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any way incident or appertaining, including all heating, plumbing and lighting fixtures now or hereafter attached, connected or fitted in any manner to said premises, whether physically attached thereto or not, and all of the foregoing sometimes referred to as the mortgaged premises, TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its successors and assigns forever.