

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.
JUL 20 11 25 AM '41
MORTGAGE
ELIZABETH RIDDLE
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOHN W. GRADY, III

(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 FOURTEEN THOUSAND and no/100-----DOLLARS

(\$ 14,000.00), 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 10 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, and being just outside the corporate limits of the City of Greenville on the Southern side of Montgomery Avenue, the Northern side of LaBruce Street (formerly known as May Street), the Western side of Pinckney Street, and the Eastern side of Hampton Avenue, being shown and designated as Lots 21 through 32, inclusive, on a Plat of the Property of Henry Briggs made by R. E. Dalton, Engineer, dated March, 1923, and recorded in the RMC Office for Greenville, County, South Carolina in Plat Book 4Q, Page 87, and being shown on the Greenville County Block Book as Lots 1 through 12, inclusive, Block 3, on Sheet 139, in Tax District 235, and having according to the above mentioned Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southwestern corner of the intersection of Montgomery Avenue with Pinckney Street and running thence along the Western side of Pinckney Street, S. 32-30 E., 220 feet to an iron pin at the Northwestern corner of the intersection of Pinckney Street with LaBruce Street; thence along the Northern side of LaBruce Street, S. 57-35 W., 209 feet to a point at the corner of Lot No. 20; thence along the line of Lot No. 20, N. 32-30 W., 110 feet to a point; thence along the rear lines of Lots Nos. 17, 18, 19 and 20, S. 57-35 W., 206 feet to a point on the Eastern side of Hampton Avenue; thence along the Eastern side of Hampton Avenue, N. 35-40 W., 102 feet to a point at the intersection thereof with Montgomery Avenue; thence along the Southern side of Montgomery Avenue, N. 56-26 E., 420.3 feet to an iron pin, the beginning corner.

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.