

DEC 6 4 31 PM '72

ELIZABETH KIDDLE  
R.M.C.

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Katharine W. Spivey

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION (GREENVILLE) & C. (hereinafter referred to as Mortgagee) in the sum of TWENTY EIGHT THOUSAND AND NO/100----- DOLLARS

(\$28,000.00) 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 advanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or on accounts

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 Thousand (\$3,000) 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 known and designated as Part of Lot 246 and Part of Lot 247, on Plat of Traylor Park, which plat is recorded in the RMC Office for Greenville County, South Carolina, in First Book F, Pages 114 and 115, and having according to a survey made by R. Newton Stall, April 7, 1941 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Woodvale Avenue, said pin being 25 feet in an easterly direction from the joint front corner of Lots 245 and 246, and also being 1,092.5 feet in an easterly direction from the southeast corner of the intersection of Woodvale Avenue and Byrd Blvd., and running thence along the southerly side of Woodvale Avenue, N: 64-37 E, 95 feet to an iron pin in the joint line of Lot 247, thence S. 25-23 E, 205.7 feet to an iron pin in the rear line of Lot 247, thence S. 62-34 W, 95.06 feet to an iron pin in the rear line of Lot 246, thence N. 25-23 W, 209.1 feet to an iron pin on the southerly side of Woodvale Avenue, 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.