

FILED
GREENVILLE CO. S. C.

1278 PAGE 253

REG. NO. 22
COMPL. NO. 1

First Mortgage on Real Estate

SCHEIDT & BONDY

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Mae James Loving

(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 Six thousand and no/100ths-----DOLLARS

(\$6,000.00), 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 five (5) 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 Dunean Mills Village, on the southern side of Smythe Avenue, being shown and designated as Lot 121 of Section IV on a plat entitled "Subdivision for Dunean Mills, Greenville, South Carolina, prepared by Pickell & Pickell, dated June 7, 1948, revised June 15, 1948 and August 7, 1948, recorded in the R.M.C. Office of the Greenville County Courthouse in Plat Book S at Pages 173 through 177 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the southern side of Smythe Avenue at the joint front corner of Lots 120 and 121 and running thence along the common line of said Lots, S 64-16 E 168 feet to an iron pin on a 15-foot alley at the joint rear corner of said Lots; thence along said alley, N 25-56 E 70 feet to an iron pin at the joint rear corner of Lots 121 and 122; thence along the common line of said Lots, N 64-16 W 168 feet to an iron pin on the southern side of Smythe Avenue at the joint front corner of said Lots; thence along said Avenue, S 25-56 W 70 feet to an iron pin, the point of beginning.

The above-described property was conveyed to the Mortgagor by deed recorded in the R.M.C. of the Greenville County Courthouse in Deed Book 500 at Page 305.

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.