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RE

First Mortgage on Real Estate

MORTGAGE FILED GREENVILLE CO. S. C.

JUN 21 3 22 PM '73

DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

INGEBORG H. KRUER (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 -----15----- 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, both within and without the City of Greenville, South Carolina, on the Northern side of Arlington Avenue, being known and designated as the Southern portion of Lot #13, of Block A, as shown on a plat of the property of the Pendleton Street Realty Assoc., recorded in the R.M.C. Office for Greenville County in Plat Book A, at Pages 122 and 123, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southern side of Arlington Avenue, (shown on the above mentioned plat as Darlington Street), the joint front corner of Lots Nos. 12 and 13 of Block A, and running thence along the joint line of said lots, in a Northwesterly direction (approx. N. 28 W.) 102 feet, more or less, to an iron pin at the rear corner of a lot heretofore conveyed to Bowen; thence along the Bowen line, S: 66-28 W. 74.2 feet to an iron pin on the line of Lot No. 14 of Block A; thence along the line of that lot, in a southeasterly direction (approx. S. 27 E.) 101 feet, more or less, to an iron pin on the Northern side of Arlington Avenue; thence along the North side of Arlington Avenue N. 59-27 E. 74 feet 1-1/2 inches to the BEGINNING CORNER.

BEING the same property conveyed to the Mortgagor herein by Deed filed contemporaneously herewith in the R.M.C. Office for Greenville County, South Carolina.

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.