

FILED  
GREENVILLE CO. S. C.

BOOK 1303 PAGE 105

First Mortgage on Real Estate

4:05 PM '74  
DONNIE S. TANKERSLEY  
R.H.C.

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Magnolia C. Summers

(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

Four Thousand

DOLLARS

(\$ 4,000.00 ), 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 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 the City of Greenville, on the north side of Ansel Street (formerly known as St. John Street), and having the following metes and bounds, to wit:

BEGINNING at a point on the north side of Ansel Street, at corner of land now or formerly owned by John N. Wrenn, and running thence north 170 feet, more or less, to a point on a 15 foot alley; thence with said alley east 50 feet to a point on the south side of said alley; thence south 152 feet, more or less, to a point on the north side of Ansel Street; thence along the north side of Ansel Street west 50 feet to the beginning corner.

THIS conveyance is made subject to all easements, rights of way and restrictions applicable to said property and of record, or obvious from an inspection of said property.

THE above described property was acquired by Mary E. Riddle, now deceased, through deed from Carl O. Riddle, dated January 4, 1937, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 191 at page 302. Mary E. Riddle devised said property to Grace R. Rainey, Carl O. Riddle, Elizabeth R. Jenkins and John R. Rainey, by her Will which is now of record in Apartment 1263, File 12, in the Office of the Probate Court for Greenville County, South Carolina. Carl O. Riddle, now deceased, devised his interest in said property to Marie P. Riddle by his Will which is now of record in the Probate Office aforesaid in Apartment 1270, File 16.

THIS property was conveyed to Mortgagor this date and recorded this date.



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.

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