

GREENVILLE CO. S. C.

1933

RECORDED

BOOK 1323 PAGE 612

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

HAROLD I. SEARS and LORENE SEARS

(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 Eleven Thousand Seven Hundred Eighty Two and 20/100----- DOLLARS

(\$11,782.20), 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, on the Northern side of Ben Street, and being known and designated as Lot No. 28 of McDaniel Heights, a plat of which is recorded in the RMC Office for Greenville County, in Plat Book "G", Page 214, and having according to said plat, the following metes and bounds, courses and distances:

BEGINNING at an iron pin on the North side of Ben Street, 319.6 feet West of the Northwestern intersection of Ben Street and McDaniel Avenue, joint corner of Lots Nos. 28 and 29; running thence along the joint line of said lots, Due North 179 feet to an iron pin, rear joint corner of said lots; thence Due West 70 feet to an iron pin, rear joint corner of Lots Nos. 27 and 28; thence along the joint line of said lots, Due South, 179 feet to an iron pin in the line of Ben Street; thence along the line of Ben Street Due East 70 feet to the point of beginning.



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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