

FILED
GREENVILLE CO. S. C.

JUN 26 11 32 AM '57

BURNE S. TANKERSLEY
R.M.C.

First Mortgage on Real Estate

MORTGAGE

BOOK 1342 PAGE 664

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DRAYTON REALTY CO.

(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 SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS

(\$17,500.00----), 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 Ten (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 southern side of Drayton Avenue, near the City of Greenville, being a portion of Lot 2, as shown on plat of F. W. Poe Manufacturing Co., made by the McPherson Co., March 1, 1948, recorded in Plat Book W at Page 45 and according to a survey made by Pickell & Pickell on November 11, 1957, is described as follows:

BEGINNING at a stake on the southern side of Drayton Avenue at the corner of lot of A. W. Suddeth and running thence with the line of said property S. 3-00 W. 78.6 feet to a stake; thence N. 86-39 W. 34.2 feet to a stake; thence N. 3-28 E. 78.6 feet to a stake on Drayton Avenue; thence with the southern side of said Avenue S. 86-39 E. 33.67 feet to 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.

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