

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WALLACE B. CHEVES AND ELIZABETH B. CHEVES  
(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

Twenty-Three Thousand Three Hundred and No/100----- DOLLARS

(\$ 23,300.00 ), 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 25 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, known and designated as Lots 14, 15 and 16 of Block "E", of a subdivision known as Kanatenah, plat of which is recorded in the RMC Office for Greenville County in Plat Book "F" at Pages 131 and 132 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the South side of Cureton Street, joint front corner of Lots Nos. 16 and 17, and running thence along the joint line of Lots Nos. 16 and 17, S. 25-51 E. 150 feet to a stake on the line of Lot No. 8; thence running along the joint rear lines of Lots 8, 7, 6, 16, 15 and 14, S. 63-35 W. 180 feet to a stake at the joint rear corner of Lots 13 and 14; thence along the joint line of Lots Nos. 13 and 14, N. 25-51 W. 150 feet to a stake on the South side of Cureton Street, joint front corner of Lots Nos. 13 and 14; thence along Cureton Street, N. 63-55 E. 180 feet to the beginning corner.

LESS: That certain portion of the above-described property conveyed by Lottie C. Brownlee to Frances McGowan Burry which deed is recorded in the RMC Office for Greenville County in Deed Book 827 at Page 643.

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the mortgagor promises to pay to the mortgagee for the term of the guaranty policy the sum of 1/48th of 1% of the original amount of this loan in payment of the mortgage guaranty insurance covering this loan and on his failure to pay it, the mortgagee may advance it for the mortgagor's amount and collect it as part of the debt secured by the mortgage.

(OVER)

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.

9987

4325 BY C.