

FILED
GREENVILLE CO. S. C.

1959 FEB 12

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First Mortgage on Real Estate

GREENVILLE S. C. JANUARY 1959
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, LEONA M. GRUMBLES,

(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 THIRTY THOUSAND AND NO/100----- DOLLARS

(\$ 30,000.00), 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 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, within the corporate limits of the City of Greenville, and being known and designated as Lot No. 62 of Property of Central Development Corporation, according to plat recorded in RMC Office for Greenville County in Plat Book BB, at pages 22 and 23, and being more particularly described according to plat prepared by Piedmont Engineering Service dated September 22, 1959, and having according to said plat the following metes and bounds:

BEGINNING at iron pin on the western side of Coventry Lane, said iron pin being located at joint front corner of Lots 61 and 62 and running along western side of Coventry Lane, S. 4-25 W. 100 feet to an iron pin at the joint front corner of Lots 62 and 63; thence N. 86-45 W. 190 feet to an iron pin; thence N. 1-35 W. 13.7 feet to an iron pin; thence N. 27-34 E. 99.6 feet to an iron pin located at the joint rear corner of Lots 62 and 61; thence S. 85-07 E. 152.4 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of James R. Gasque and Jane A. Gasque of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
12.00
FEB 15 1959
PB 11215

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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