

FIRST
MORTGAGE
First Mortgage on Real Estate

RECORDED
MAY 26 1979
7891011121,2,3,4,5,6
MORTGAGE

1474-821

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: ADA ORR PEAVY

(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 Ten-Thousand Dollars Three Hundred Eleven and 60/100

(\$ 10,311.60), 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 (5) 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, being known and designated as Lot No. 21 according to plat of R. E. Dalton, Engineer, December, 1924, recorded in the R. M. C. Office for Greenville County, in plat book H. pages 159 & 160. Said lot has a frontage on the west side of Keight Avenue of 56.5 feet and runs back in parallel lines 150 feet.

This property is held and occupied only by white persons and no person of African descent shall occupy the same. No nuisance to be allowed on the preaises and that said conditions are conditions subsequent.

This being the same lot conveyed to grantor by deed dated September 8, 1950 and recorde in the R. M. C. Office for Greenville County in volume 418 page 344.

DERIVATION CLAUSE:

This is the same property conveyed by Margie Peavy by deed dated 11-17-58 recorded 11-18-58 in volume No. 610 at page 508.

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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