

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FILED GREENVILLE CO. S. C.

SEP 12 12 49 PM 1949

OLLIE FARNSWORTH R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, T. J. McKeown and Ruth S. McKeown

(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) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Six Thousand and No/100- - - - - DOLLARS (\$6000.00), with interest thereon from date at the rate of Five (5%) - - - per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

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 Greenville Township, on the Western side of Maple Avenue, in the City of Greenville, and having according to plat made by J. C. Hill, dated July 27, 1949, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Western side of Maple Avenue, at the Northeastern corner of lot No. 26, and running thence with the line of lot No. 26, S. 61-31 W. 137.2 feet to an iron pin; thence N. 4-10 W. 77.5 feet to iron pin; thence N. 55-45 E. 105.2 feet to an iron pin on Maple Avenue; thence with the Western side of Maple Avenue, S. 31-56 E. 10 feet to iron pin; thence continuing with Maple Avenue, S. 28-04 E. 70 feet to the point of beginning."

Being the same property conveyed to the mortgagors by South Carolina National Bank of Charleston, Greenville, S. C. et al, Executors and Trustees under the Will of J. A. Cureton, by deed dated August 31, 1949, and recorded in Book of Deeds _____ at Page _____.

"ALSO, All that other tract or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, on the West side of Maple Avenue, being known and designated as lot No. 26, as shown on a plat of the property of Northgate as revised by Dalton & Neves and recorded in Plat Book K, at Page 113, and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the West side of Maple Avenue, 209 feet in a Southeasterly direction from the intersection of Maple Avenue, and the Rutherford Road, and running thence S. 61-31 W. 137.2 feet to an iron pin; thence S. 16-16 E. 60 feet to an iron pin, joint rear corner of lots Nos. 25 and 26; thence with joint line of said lots, N. 67-54 E. 145.5 feet to an iron pin on the West side of Maple Avenue; thence along Maple Avenue, N. 24-31 W. 75 feet to the beginning corner. Being the same premises conveyed to the mortgagors by J. A. Cureton by deed dated October 7, 1946, recorded in Volume 332 at Page 34."

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.

For Release See Deed Book 476 Page 458 deed to Mac e. McKeown