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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Carl W. Seigler

(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 Eight Thousand and No/100-----

DOLLARS (\$ 8,000.00), 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 Chick Springs Township, on the Southeastern side of U. S. Highway No. 29, being shown as Lot No. 104 on Plat Book P at pages 128 and 129, as revised, and having according to said plat the following metes and bounds to wit:

"BEGINNING at an iron pin on the northeastern side of a 36 foot road, which runs along the line of the property of James M. Edwards, and Robert J. Edwards, and running thence along said road, S. 48-42 E. 325 feet to iron pin in line of property of Robert J. Edwards; thence with the line of said property N. 48-52 E. 100 feet to iron pin at corner of Lot No. 103; thence with the line of said lot N. 42-52 W. 325 feet to iron pin on right-of-way of U. S. Highway No. 29; thence with the right-of-way of Highway No. 29 S. 42-52 W. 100 feet to the point of beginning. Said premises being the same conveyed to Mabel E. White by Robert J. Edwards by deed recorded in Book of Deeds 347 at Page 387; Mabel E. White having conveyed a one-half interest to Virgil A. White by deed recorded in Book 352, Page 45."

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.