

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. H. McCauley (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 Four Thousand and No/100 - - - - -

DOLLARS (\$ 4000.00), 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, near the corporate limits of the city of Greenville, being shown and designated as Lot 5 on plat of the property of W. O. Groce Company made by W. J. Riddle in March, 1943, and having according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northern side of Poplar Street at the joint corner of Lots 4 and 5 and running thence along the northern side of Poplar Street N. 72 E. 54 feet to pin; thence N. 23-30 W. 165.3 feet to pin; thence S. 72 W. 12 feet to an iron pin corner of Lot 4; thence along line of lot 4 S. 18 E. 165 feet to the point of beginning."

Same premises being one of the lots this day conveyed to the mortgagor by Roy G. Pace by deed to be recorded herewith.

ALSO: All that other piece, parcel or lot of land at the intersection of Spruce and Oak Streets, near the corporate limits of the city of Greenville, and being shown as Lot 23 on plat of the property of R. M. McGee, recorded in Plat Book M at Page 51, and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at a stake at the northeast corner of Spruce and Oak Street, and running thence with Spruce Street N. 18 W 40 feet to stake at corner of Lot 22; thence with the line of said lot N. 72 E. 120 feet to stake in line of unnumbered lot; thence with the line of said lot S. 18 E. 40 feet to stake on Oak Street; thence with the north side of Oak Street E. 72 W. 12 feet to the beginning corner."

Said premises being the same conveyed to the mortgagor by deed recorded in deed book 254 at page 286.

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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