

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Robert J. McAvoy

(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 **Forty-Five Hundred and No/100- - - - -**

DOLLARS (\$4500.00), with interest thereon from date at the rate of **Six (6%)** 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 ~~the~~ ^{those} certain piece^s/parcel^s for lot^s 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, situate on the Northern side of Edgemont Avenue and being shown as lots Nos. 20 and 21 of Block C of Riverside, plat recorded in Flat Book A at Pages 322 and 323, and re-copied in Flat Book K at Pages 281 and 282, and when described together have the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Northern side of Edgemont Avenue, at joint corner of lots 19 and 20, and running thence with the line of lot 19, N. 10-15 E. 125 feet to iron pin on 15 foot alley; thence with the Southern side of said alley, S. 79-45 E. 100 feet to iron pin, rear corner of lot 22; thence with line of lot No. 22, S. 10-15 W. 125 feet to iron pin on Edgemont Avenue; thence with the Northern side of said Avenue, N. 79-45 W. 100 feet to the point of beginning."

Said premises being the same conveyed to the mortgagor by deed recorded in Volume 498 at Page 175.

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.