

First Mortgage on Real Estate

MORTGAGE 11 18 AM 1955

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

LILLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Douglas Keller and Ruth Keller

(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 Thirty-Seven Hundred and No/100- - - -

DOLLARS (\$ 3700.00), 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 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 Northern side of Dukeland Drive, in the Ethel Y. Perry Subdivision, situate about three miles North of the City of Greenville, said lot being known and designated as lot # 49, on plat of said property recorded in the Office of the R.M.C. for Greenville County in Plat Book BB at Page 81, which plat is hereby referred to and made a part hereof, and the said lot has the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Northern side of Dukeland Drive, at the joint front corner of lots # 49 and 50, and said iron pin being 158.4 feet Northeast from the corner of Merriweather Street and Dukeland Drive, and running thence around the bend along Dukeland Drive approximately N. 63-45 E. 50 feet to an iron pin, joint front corner of lots # 48 and 49; thence along the joint line of said lots, N. 26-30 W. 90.9 feet to a point on Langston Creek; thence along said Creek, S. 61-44 W. 57.4 feet to point, the joint rear corner of lots # 49 and 50; thence S. 31-15 E. 89 feet along the joint line of lots # 49 and 50, to the beginning corner."

Being the same premises conveyed to the mortgagor by Eugene Rackley by deed to be recorded.

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.