

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

PAUL RAMEY

(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 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 Groves Township, on the southwest side of S. C. Highway 294 and according to survey made by J. C. Smith on April 17, 1950, is described as follows:

BEGINNING at an iron pin in center of SC Highway No. 294 and running thence S. 43-59 W. 274.2 feet to an iron pin; thence with the line of property of Alice Barnes N. 27-55 W. 255 feet to a road; thence with said road N. 41-35 E. 188.5 feet to a point in center of said highway 294; thence with said highway S. 47-00 E. 130.7 feet and S. 44-30 E. 121 feet to the beginning corner.

Being the same property conveyed to mortgagor by deed recorded in Deed Book 449 at page 117.

ALSO: All that certain lot of land in Groves Township, Greenville County, State of South Carolina, on the Southwest side of State Highway leading from Donaldson Air Base to US Highway 29, and according to a plat made by J. Coke Smith on November 22, 1955 is described as follows:

BEGINNING at a nail in center of the said highway at corner of property of Frank Harrison and running thence with the line of said land S. 45-31 W. 315.1 feet to a stake; thence N. 30-24 W. 169.1 feet to an iron pin; thence N. 45-25 E. 275 feet to a nail in center of said highway; thence with the center of Highway S. 44-18 E. 164.3 feet to the beginning corner.

Being the same property conveyed to mortgagor by deed recorded in Deed Book 544 at page 465.

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.