

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Harold C. Gibson and Analane C. Gibson

(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 - - - - - One Hundred Thousand and No/100 - - - - -

DOLLARS (\$100,000.00), with interest thereon from date at the rate of Five and three-fourths per centum per annum, said principal and interest to be repaid in monthly instalments of Seven Hundred Two and No/100 - - - - - Dollars (\$ 702.00) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, 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, including advances made by the Mortgagee on other or no security:

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~~ <sup>those 4 pieces, parcels or lots</sup> ~~of~~ <sup>of</sup> land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville on the Southern side of Arlington Avenue and being shown and designated as Lots 31, 32, 33 and 34 of Block 1 on Page 84 of the County Block Book and when described as a whole has the following metes and bounds to-wit:

BEGINNING at an iron pin on the Southwestern corner of Leach Street and Arlington Avenue and running thence with the Southern side of Arlington Avenue, N. 71-13 W. 206.25 feet more or less to pin on 10 foot alley; thence with the Eastern side of said alley in a Southwesterly direction, 138 feet more or less to pin; thence S. 70-56 E. 205.11 feet to a pin on the Western side of Leach Street; thence with the Western side of Leach Street, N. 17-30 E. 138 feet to the point of beginning.

Said premises being the identical property conveyed to Harold C. Gibson by deed recorded in Deed Book 726 at Page 223 and to Analane C. Gibson by three separate deeds recorded in Deed Book 569 at Page 311, Deed Book 719 at Page 90 and Deed Book 719 at Page 193 respectively.

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.

For Modification & Assumption Assn. see R. E. M. Book 1201 page 478