

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.
APR 22 11 05 AM 1966
OLLIE F. WORTH
R. M. O.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Harvey F. Hamilton and Ruby T.

Hamilton (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) in the sum of -----

Three Thousand Three Hundred and no/100----- DOLLARS (\$ 3,300.00-----), with interest thereon at the rate of six and one-fourth per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is ten years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, 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 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, on the southeastern side of Allen Street in Dunean Mill Village, being shown as Lot No. 46, Section 3, of Dunean Mill Village, on plat recorded in Plat Book S at pages 174 and 175, and having the following metes and bounds:

Beginning at an iron pin on the southeastern side of Allen Street, at the joint front corner of Lots 46 and 47, and running thence with line of Lot 47, 149.6 feet to a pin on alley; thence with said alley, S. 25-46 W. 80.4 feet to an iron pin at rear of Lot 45; thence with line of Lot 45, in a northwesterly direction, 149.6 feet to pin on Allen Street; thence with the northeastern side of Allen Street, N. 25-52 E. 80.4 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed recorded in Book 503 at page 535.

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.