

GREENVILLE
SEP 27 9 31 AM 1967
OLLIE FARNSWORTH
R.M.C.

BOOK 1070 PAGE 447

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Wallace H. Cely

(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 ----- Seven Thousand Five Hundred and no/100 ----- DOLLARS (\$ 7,500.00-----), with interest thereon at the rate of ----6 1/2----- 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 ----10---- 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 southwestern side of Ladson Street in the City of Greenville, being shown as Lot 23, Block C, on plat of O. P. Mills property recorded in Plat Book C at page 284 and described as follows:

Beginning at an iron pipe on the west side of Ladson Street, corner of Lot 24, Block C, of property of O. P. Mills, said pipe being 270 feet from south side of Otis Street; thence along the west side of Ladson Street, S. 35-32 E. 50 feet to an iron pipe; thence along line of Lot 22, S. 54 28 W. 184.1 feet to an iron pipe on rear line; thence along rear line, N. 36-50 W. 50 feet to an iron pipe, corner of Lot 24; thence along line of Lot 24, N. 54-28 E. 185.1 feet to the iron pipe at the beginning corner.

Being the same property conveyed to the mortgage by deed recorded herewith given by Jane M. Ferguson.

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.

222 April 80

4-1 F 31125

70 826