

First Mortgage on Real Estate

MORTGAGE
GREENVILLE, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Ruth Benjamin

(hereinafter referred to as Mortgagee) SEND(S) GREETING:

WHEREAS, the Mortgagee 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 and no/100----- DOLLARS (\$ 3,000.00---), with interest thereon at the rate of Eight----- per cent per annum as evidenced by the Mortgagee'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 Five----- 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 Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagee's account, including advances made by the Mortgagee on other or no security:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagee 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 Mortgagee 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 the City of Greenville, being shown as Lot No. 37 on plat of the lands of The West End Land and Improvement Company, recorded in Plat Book A at page 153 in the Office of the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of Chicora Street at the joint front corner of Lots Nos. 36 and 37, and running thence N 79 E 150 feet along the line of division of Lots 36 and 37 to an iron pin; thence N 11 W 50 feet to an iron pin, being the joint back corner of Lots Nos. 37 and 38; thence S 79 W 150 feet along the line of division of Lots Nos. 37 and 38; thence S 11 E 50 feet along the northeastern side of Chicora Street to an iron pin, the beginning corner.

Being the same property conveyed to John W. Benjamin, Julia Benjamin, and Ruth Benjamin, by deed recorded in Book 733 at page 305, the said John W. Benjamin and Julia Benjamin died, leaving Ruth Benjamin as the sole heir to this property.

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.