

SEP 1 9 50 AM '71

OLLIE FARNSWORTH
R. M. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Irvine Street Realty Corp.

(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

Five thousand five hundred and no/100 (\$5,500.00)----- DOLLARS
(\$5,500.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said

note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is **Eight** 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,

Parcel No. 1: ALL that certain lot of land on Pinckney Street, in the City of Greenville, Greenville County, State of South Carolina, described as follows: On the north side of Pinckney Street, BEGINNING at corner of Batson's line and running thence with Pinckney Street 37½ feet to an iron pin on southeastern corner of J. T. Barkshadt's line; thence with the Barkshadt's line N. 57 E. 75 feet to iron pin in the line of John F. Mitchell; thence with his line, S. 36 E. 37½ feet to iron pin; thence S. 56-45 W. 75 feet to the beginning.

Parcel No. 2: ALL that certain piece, parcel or lot of land lying and being on the northerly side of Pinckney Street, West of Mulberry Street, in the City of Greenville, South Carolina described as follows:

BEGINNING at a stake at the corner of lot formerly belong to W. G. Sirrine and lot formerly belonging to Parrish & Gower, and running thence in a northerly direction approximately 100 feet to corner of Lots owned by J. F. Mitchell and T. A. J. Green; thence with Green line parallel with Pinckney Street, a distance of 4 feet; thence in a southerly direction parallel to the first line above described, a distance of approximately 100 feet to a stake on the north side of Pinckney Street; thence in a westerly direction with the north side of Pinckney Street a distance of 4 feet to the beginning corner.

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