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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Charles S. McCrary

(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 **Twenty-one thousand one hundred fifty and no/100ths-----DOLLARS**

(\$ **21,150.00**), 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 **25** 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 southern side of Woodlawn Drive being shown and designated as Lot 23 on Plat of Whispering Pines Subdivision prepared by F. E. Ragsdale, Surveyor dated April, 1962 and August, 1962, recorded in the RMC Office for Greenville County in Plat Book PPP at Page 65 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Woodlawn Drive at the joint front corner of Lots 23 and 24 and running thence along the joint line of said Lots, S 70-39 W 194.9 feet to an iron pin at the joint rear corner of said Lots; thence N 61-30 W 100 feet to an iron pin at the joint rear corner of Lots 23 and 22; thence along line of said Lots, N 20-39 E 181.1 feet to an iron pin on the southern side of Woodlawn Drive; thence with the southern side of Woodlawn Drive, S 69-21 E 99.1 feet to the point of beginning.

ALSO: All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Woodlawn Drive being shown as 1/2 of Lot 24 on Plat of Whispering Pines Subdivision prepared by F. E. Ragsdale, Surveyor dated April, 1962 and August, 1962 recorded in the RMC Office for Greenville County in Plat Book PPP at Page 65 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Woodlawn Drive at the joint front corner of Lots 23 and 24 and running thence in a southeasterly direction, S 20-39 W 194.8 feet to an iron pin; thence S 61-30 E 50 feet to point in the center of Lot 24; thence through Lot 24, Northwest 200 feet, more or less, to a point on Woodlawn Drive; thence along Woodlawn Drive, N 69-21 W 49 feet to beginning point.

In addition to and together with the monthly payments of principal and (continued on back)

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.

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