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First Mortgage on Real Estate

EDWARD S. TANKERSLEY
A.M.C.

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. E. SHAW, JR.

(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 Seventeen Thousand Two Hundred Fifty and no/100-----DOLLARS

(\$ 17,250.00), 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 six (6) 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

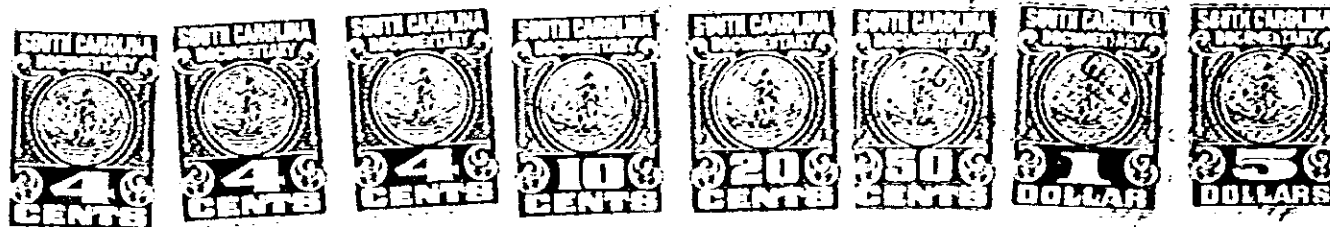
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, City of Greenville, located on the eastern side of Rutherford Street, being shown and designated as Lot 3 and the greater portion of Lot No. 2 on plat of property of W. A. Bates, prepared by C. M. Furman, Jr., dated May, 1932, recorded in Plat Book H at Page 285 and being more fully described on plat of Dr. J. E. Shaw, prepared by J. Mack Richardson, RLS, dated June, 1955, recorded in Plat Book II at Page 175, as follows:

BEGINNING At a point in the center of the southern wall of the building located on the premises, which point is 338.5 feet from the back of the sidewalk on Randall Street and Rutherford Street, and running thence along Rutherford Street, N. 24-30 E. 41.7 feet to a point in the center of the brick wall which constitutes the northern wall of the building located on the premises; thence S. 65-41 E. through the center of said brick wall, through the center of the brick wall of the storage room and then across a vacant portion of the property 144.53 feet to an iron pin; thence S. 29-30 W. 28.2 feet to an iron pin; thence N. 76-34 W. 73.5 feet to a point in the center of a brick wall which constitutes the southern wall of the building located on the premises; thence through the center of said brick wall, N. 65-41 W. 70.33 feet to the point of beginning.

DERIVATION: Deed of J. E. Shaw, Sr. to the mortgagor recorded July 18, 1955 in Deed Book 530 at Page 119.



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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