

MORTGAGE

FILED
GREENVILLE COUNTY
JUL 1 4 45 PM
CLERK OF COURTS
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:
MAXEL THOMASON and GEORGIA MAY THOMASON

(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) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Three Thousand Five Hundred & No/100 - - - - - DOLLARS (\$ 3,500.00), with interest thereon from date at the rate of six (6%) per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

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, in Greenville Township, and in the City of Greenville, being known and designated as Lot Number Sixteen as shown on a map or plat of property of W. O. Groce as made in March 1944 by R. E. Dalton, Engineer, and recorded in the R. M. C. Office for said County and State in Plat Book "Q", Page 188, said lot of land being described by metes and bounds, as follows, to-wit:

BEGINNING at an iron pin on the Western line of Columbus Avenue as shown on said plat at the corner common to Lots Fifteen and Sixteen and running thence along said Western line of Columbus Avenue, North 44-12 East Forty-six feet to an iron pin at the corner of Lot Number Seventeen; thence North 45-48 West, along the dividing line between lots Sixteen and Seventeen, One Hundred Thirty-one and 5/10 feet to an iron pin on the rear line of Lot Number Eight; thence South 36-57 West Forty-six and 4/10 feet to an iron pin at the corner of Lot Number Fifteen; thence South 45-48 East, along the dividing line between Lots Fifteen and Sixteen, One Hundred Twenty-five and 7/10 feet to the place of beginning.

The above described property is the same conveyed to us by W. O. Groce by deed dated October 1, 1943, and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 361, Page 285.

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.