

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

To ALL WHOM THESE PRESENTS MAY CONCERN:

I, Fred R. Sykes
Greenville, S. C.

of
, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

Fidelity Federal Savings & Loan Association

, a corporation organized and existing under the laws of South Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Eleven Thousand and No/100 Dollars (\$11,000.00), with interest from date at the rate of Four & One-Fourth per centum (4 1/4 %) per annum until paid, said principal and interest being payable at the office of Fidelity Federal Savings & Loan Association in Greenville, S.C. or at such other place as the holder of the note may designate in writing, in monthly installments of Sixty-Eight and 20/100- - - - Dollars (\$ 68.20), commencing on the first day of November, 19 52, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of October, 19 72.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina: in the City of Greenville, on the Northwest side of Buena Vista Street, being known and designated as lot No. 121, Block A, as shown on a plat of University Heights, recorded in Plat Book Y at Page 53, and being more particularly described according to a recent survey of J. C. Hill as follows:

BEGINNING at an iron pin in the Northwest side of Buena Vista Street, joint front corner of lots 120 and 121, which pin is 250.5 feet Southwest from the intersection of Buena Vista Street and Karen Drive, and running thence with Buena Vista Street, S. 58-10 W. 100 feet to an iron pin, corner of lot 122; thence with line of said lot, N. 31-50 W. 172.7 feet to an iron pin; thence N. 49-28 E. 101.2 feet to an iron pin, rear corner of lot 120; thence with line of said lot, S. 31-50 E. 188 feet to the point of beginning. Being the same premises conveyed to the mortgagor by Greenville Home Builders, Inc. by deed to be recorded herewith.

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 equipment now or hereafter attached to or used in connection with the real estate herein described.

To HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the