

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S.C.
APR 27 10 39 AM 1953
OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, James Ralph Rochester and Melba Hughey Rochester

(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 Seven Thousand and No/100- - - - -

DOLLARS (\$ 7000.00), with interest thereon from date at the rate of Five (5%) 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, on the North side of U.S. Highway-Alternate Route 13, leading from Greenville To Easley, S.C. near the Saluda River, in Greenville Township, known and designated as lot 12 on a plat of property of L. A. Whitmire Estate made by W. J. Riddle, Surveyor, August 1949, recorded in Plat Book Y at Page 87, and described as follows:

"BEGINNING at an iron pin on the North side of U. S. Highway Alternate Route No. 13, at joint front corner of lots 11 and 12, and running thence along line of lot 11, N. 3-11 W. 200 feet to an iron pin on the South side of a 25 foot alley; thence along the South side of said Alley, S. 84-33 W. 100 feet to an iron pin; thence along line of lot 13, S. 3-11 E. 200 feet to an iron pin on the North side of U.S. Highway Alternate Route # 13; thence along the North side of said highway, N. 84-33 E. 100 feet to the beginning corner. Being the same property conveyed to the mortgagors by deed recorded in Volume 475 at Page 300."

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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James R. Rochester
Melba Hughey Rochester
W. J. Riddle