

MORTGAGE

STATE OF SOUTH CAROLINA, } ss:
COUNTY OF GREENVILLE

To ALL WHOM THESE PRESENTS MAY CONCERN:

I, R. L. Sellers of
Greenville, S. C. , 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 United States of America, 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 Twelve Thousand Three Hundred and NO/100 Dollars (\$12,300.00), with interest from date at the rate of Four & One-Half per centum (4½%) 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 Seventy-Seven and 86/100 - - - - - Dollars (\$77.86), commencing on the first day of August, 1953, 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 July, 1973.

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: on the Western side of Holmes Drive, in the City of Greenville, being shown as lot No. 95 on plat of the property of Central Development Corporation made by Dalton & Neves in October 1951, recorded in Plat Book BB at Pages 22 and 23, and described as follows:

BEGINNING at a stake on the Western side of Holmes Drive, 256 feet North from Dellwood Drive, at corner of lot 96, and running thence with line of said lot, N. 78-42 W. 194 feet to a stake in line of lot 74; thence with line of said lot and continuing with the line of lot 75, N. 7-41 E. 100 feet to a stake at corner of lot 94; thence with the line of said lot, S. 78-45 E. 200.4 feet to a stake on Holmes Drive; thence with the Western side of Holmes Drive, S. 11-18 W. 100 feet to the point of beginning.

Being the same premises conveyed to the mortgagor by Central Development Corporation by deed recorded in Volume 472 at Page 97.

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

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