

First Mortgage on Real Estate

MORTGAGE

23 3 5 11 11

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PLAT BOOK 599 PAGE 531

TO ALL WHOM THESE PRESENTS MAY CONCERN:

W. W. Clark (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 Five Thousand and No/100 -----

DOLLARS (\$5000.00), 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, Greenville Township, being known and designated as lots No. 57 and 58 and western half of lot No. 59 of Augusta Terrace according to plat made by Walton & Neves March, 1930, and recorded in Plat Book "G" at Page 265 and having according to said plat, the following metes and bounds to-wit:

BEGINNING at a point on the southern side of Crystal Avenue 215 feet east from the southeastern intersection of the old Augusta Road and Crystal Avenue, and running thence with Crystal Avenue N. 60-42 E. 62 1/2 feet to a point in line of Lot #59, which point is 12 1/2 feet east of the dividing line of lots Nos. 58 and 59; thence in a line parallel with dividing line of lots Nos. 58 and 59 S. 29-18 E. 200 feet to a point in rear line of lot No. 59; thence S 60-42 W. 62 1/2 feet to a point joint corner of lots Nos. 56 and 57; thence along the dividing line of lots Nos. 56 and 57 N. 29-18 W. 200 feet to point of beginning.

Being the same premises conveyed to the mortgagor by deed recorded in deed Book 272 at Page 98.

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.