

FILED
GREENVILLE S.C.

First Mortgage on Real Estate

MORTGAGE NO 3 5 1954

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION
GREENVILLE, S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Charles S. Kollar and Carolyn Virginia Hannon Kollar (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 Sixteen Thousand and Eight Hundred and No/100 - - - - - DOLLARS (\$16,800.00), 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, in Greenville Township, on the Northwest side of Clarendon Avenue, and being the remainder of that certain tract of land conveyed to the grantor by L. O. Patterson by deed recorded in Volume 206 at Page 357, and being more particularly described according to a recent survey prepared by Piedmont Engineering Service, dated July 23, 1954, as follows:

"BEGINNING at an iron pin on the northwest side of Clarendon Avenue, corner of property previously conveyed to Keys; running thence with the line of said lot N. 42-30 W. 529.5 feet to an iron pin in line of property of Union Bleachery; thence with the line of said property N. 13-26 E. 296.1 feet to a post corner; thence continuing with the Bleachery property N. 31-43 W. 92.8 feet to an iron pin; thence N. 72-40 E. 48.2 feet to an iron pin rear corner of lot previously sold to King; thence with the line of said lot S. 42-30 E. 760.2 feet to an iron pin in the northwest side of Clarendon Avenue; thence with said avenue S. 46-30 W. 312.5 feet to the point of beginning."

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.