

First Mortgage on Real Estate

BOOK 643 PAGE 199

FILED
GREENVILLE, CO. S. C.
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

CLERK FARMER BROTHERS

Buford A. Ivester

(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 Nineteen Hundred and No/100 - - - DOLLARS (\$ 1900.00), with interest thereon from date at the rate of six (6%) 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, being known and designated as Lot No. 229, Section 1, Subdivision of F. W. Poe Manufacturing Company, recorded in Plat Book "Y" at Page 29, in the R. M. C. Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the western side of Conyers Street, formerly Third Avenue, at the joint front corner of Lots 229 and 230 and running thence with the line of Lot 230 N. 89-39 W. 65 feet to an iron pin; thence with the line of Lot 228 S. 5-18 W. 55.4 feet to an iron pin; thence S. 89-39 E. 69.7 feet to an iron pin on the western side of Conyers Street; thence with said street N. 0-28 E. 55.4 feet to beginning corner."

Being the same premises conveyed to the mortgagor by deed recorded in Deed Book 421 at Page 467.

The above property is also known as No. 105 Conyers Street.

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.