

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

JUL 22 1950

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Nancy S. Luxemburger,

(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 Three Thousand-----

DOLLARS (\$3,000.00), 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, near the City of Greenville, and being more particularly described as Lot No. 20, Section 1, as shown on plat entitled, "Subdivision of Village Houses, F. W. Poe Manufacturing Company, Greenville, S. C.", made by Dalton & Neves, July, 1950, and recorded in the Office of the R. M. C. for Greenville County, South Carolina, in Plat Book Y, Pages 26-31, inclusive, and having the following metes and bounds:

BEGINNING At a point on the southwestern side of First Avenue at the joint corner of lots Nos. 21 and 20, and running thence along the southwestern side of First Avenue, S. 40-50 E. 75 feet to a point, joint corner of lots Nos. 20 and 19; thence S. 49-00 W. along the joint boundary of lots Nos. 20 and 19, 98.7 feet to a point, which is the joint rear corner of lots Nos. 20, 19, 14, and 15; thence N. 41-05 W. 75 feet along the common boundary of lots Nos. 20 and 14 to a point, which is the joint rear corner of lots Nos. 20, 21, 13 and 14; thence N. 49-0 E. along the common boundary of lots Nos. 20 and 21, 99.1 feet to a point on the southwestern side of First Avenue, joint front corner of lots Nos. 20 and 21, the point of beginning.

Being the same conveyed to the mortgagor by Fred C. Davis and Juanita Davis by deed of even date herewith.

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.