

First Mortgage on Real Estate

MORTGAGE

OCT 8 10 54 AM 1953

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CLARENCE G. CALDWELL AND (hereinafter referred to as Mortgagor) SEND(S) GREETING:  
CALLIE E. CALDWELL

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 **TWELVE THOUSAND AND NO/100** - - - - -

DOLLARS (\$ 12,000.00 ), 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, **situate on the northwestern side of Forest Circle near the City of Greenville, being shown and designated as Lot 17 on plat of Victor Monaghan Company Development No. 1 recorded in Plat Book M at Page 39, and having according to said plat the following metes and bounds, to-wit:**

"BEGINNING at an iron pin on the northwestern side of Forest Circle at the joint front corner of Lots 16 and 17 and running thence with the line of Lot 16 N. 30-45 W. 200 feet to an iron pin; thence S. 59-15 W. 100 feet to an iron pin at corner of Lot 18; thence with the line of Lot 18 S. 30-45 E. 200 feet to an iron pin on the northwestern side of Forest Circle; thence with the northwestern side of Forest Circle N. 59-15 E. 100 feet to the beginning corner."

Said premises being the same conveyed to the mortgagors by deed recorded in Deed Book 543 at Page 291.

ALSO: All that other piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, near Monaghan Mill and being composed of two parcels of land shown as part of Lot 78 and 87 on plat of Morgan Hill recorded in Plat Book A at Page 70, and being more particularly described as follows:

BEGINNING at a stake at the corner of Langdon Street and Summitt Street and running thence with Summitt Street N. 88-50 E. 125 feet to an iron pin; thence in a line at right angles to Summitt Street 55.8 feet to pin in line of Lot 79; thence N. 88-15 W. 81 feet to pin in line of Lot 87; thence N. 13-30 E. 64 feet to pin; thence S. 88-50 W. 63.5 feet to pin on Langdon Street; thence along Langdon Street S. 0-29 E. 125 feet.

Said premises being the same conveyed to Clarence G. Caldwell by deed recorded in Deed Book 391 at Page 310.

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.

RECORDED AND INDEXED BY  
MAY 11 1954  
CLERK OF GREENVILLE COUNTY, S. C.  
L. A. M. 11 1954

FOR SATISFACTION TO THE MORTGAGEE  
SATISFACTION BOOK