

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JULIUS McCANN BARR

(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 Seventy-five Hundred and No/100 - - - - -

DOLLARS (\$ 7500.00), with interest thereon from date at the rate of five and one-half (5 1/2%) 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, on the southern side of Webster Street in the City of Greenville, being more particularly described as follows:

"BEGINNING at a stake on the southern side of Webster Street 100 feet westward from the intersection of Boyce Street and Webster Street and at the northwestern corner of Lot No. 1 and running thence along Webster Street N. 71-00 W. 95 feet to stake 1 foot eastward from the corner of Lot No. 3; thence S. 19 W. parallel with line of Lot No. 3 and at all points 1 foot eastward from said line 122 feet to a stake on right-of-way of C. & W. C. Railway Company said right-of-way being 11 feet from the center of the track; thence along said right-of-way and 11 feet distant therefrom S. 79-00 E. 103.6 feet to stake at southwest corner of Lot No. 1; thence N. 19 E. 90 feet to the beginning corner, together with all of the mortgagor's easement to use the strip of land lying south of Lot No. 1 and to use the side track to the rear thereof all of which is set out in deed recorded in Deed Book 117 at Page 144. The above lots being the same shown on the City Block Book as Lots 3 and 4 of Block 4, Page 61, and being the same property conveyed to the mortgagor by deed recorded in Deed Book 243 at Page 279."

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.

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ant
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