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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, James Morgan Goldsmith,
(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 Fifteen Thousand and No/100 DOLLARS (\$ 15,000.00), with interest thereon from date at the rate of five & one-half 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 ^{those} ~~that~~ certain piece, parcels or lots of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Paris Mountain Township, being known and designated as Lots 17 and 18, Section A, of Paris Mountain, as shown on plat thereof recorded in Deed Book DDD, Page 902, in the R. M. C. Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

"Beginning at a stake, corner of Lot 16, Sanders property, and running thence with Thompson Avenue 86 feet; thence with said Avenue 80 feet to a stake; thence with rear line of Lot 19, 100 feet to a stake; thence S. 48 E. 204 feet to an alley; thence with said alley in a southerly direction 218 feet to a stake; thence N. 59 W. 206 feet to the point of beginning. Less, however, a small portion of Lot 18 conveyed to Vina P. McCauley by deed recorded in Deed Book 369 at Page 153, and being a major portion of the property conveyed to the mortgagor by deed recorded in Deed Book 309 at Page 372." Also,

"All that piece, parcel or lot of land situate in Paris Mountain Township, County and State aforesaid, being more particularly described as Lot 29, Section A on plat of lands of Paris Mountain Land Co., recorded in Deed Book DDD, Page 902, reference to said plat being made for a further metes and bounds description. Less, however, a small triangular portion of this lot conveyed to Dr. J. L. Sanders by deed recorded in Deed Book 603, Page 546 in the R.M.C. Office, and being the major portion of the property conveyed to me by deed recorded in Deed Book 342 at Page 484, R.M.C. Office." Also,

"All that certain piece, parcel or lot of land situate on the southwestern side of Thompson Ave., Paris Mountain Township, Greenville County, S.C., being shown as Lot 21, Sec. A. on plat of property of Paris Mountain-Caesar's Head Company, made by Pickell & Pickell, Engineers, and having according to said plat the following metes and bounds:

"Beginning at an iron pin on the s.w. side of Thompson Ave., joint front corner Lots 20 & 21, Sec. A, and running thence along the southwestern side of Thompson Avenue in an easterly direction 200 feet, more or less, to an iron pin at the southwestern corner of Thompson Avenue and an alley; thence along said alley in a southerly direction 152 feet to an iron pin, corner Lot 18; thence with line of Lot 18, N. 48-00 W. 204 feet to an iron pin; thence along the line of Lot 20 in a northeasterly direction 100 feet to an iron pin on the southwestern side of Thompson Avenue, the point of beginning.
(continued on back)

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.

Elizabeth Mitchell
Vivian Betty
Francis Mitchell
1155
December 1961
W. M. # 16284