

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

MORTGAGE 12 11 24 AM 1960

OLLIE J. WORTH
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ROY M. SMITH AND
LUCILLE Y. SMITH

(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 Eighteen Thousand Five Hundred and No/100 ----- DOLLARS (\$ 18,500.00), 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, on the northern side of National Highway (now known as Rutherford Road) about three miles from Greenville Courthouse, and being shown as the southwestern portion of Lot No. 6 as shown on plat recorded in the RMC Office for Greenville County in Plat Book E at Page 36 and described as follows:

BEGINNING at an iron pin on the northern side of Rutherford Road, at the front corner of Lots 5 and 6; thence running with the line of Lot 5 N. 7-30 W. 264 feet to an iron pin at the corner of Lot 16; thence with line of Lot 16 N. 76-35 E. 95.6 feet to pin, near corner of garage; thence a new line in a southeasterly direction 259 feet, more or less, to pin on Rutherford Road; which pin is 100 feet in a northeasterly direction from the joint corner of Lots 5 and 6; thence with said road in a southwesterly direction 100 feet to the point of beginning.

Being the same premises conveyed to the mortgagors by deed of Reed M. Lock and Ardith E. Lock to be recorded.

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.