

FILED
GREENVILLE, S. C.

JUL 6 4 33 PM 1961

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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ARTHUR P. JONES

(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 TWENTY THOUSAND AND NO/100

DOLLARS (\$ 20,000.00), with interest thereon from date at the rate of Five & Three-Fourths per centum per annum, said principal and interest to be repaid in monthly instalments of One Hundred Forty-Nine & No/100 Dollars (\$149.00) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, 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, including advances made by the Mortgagee on other or no security:

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,

in Butler Township, in the City of Greenville, being known and designated as lot # 44 and the southeastern 30 feet of lot # 43 of Block C of University Heights and having according to a plat of the property of Joseph Sprumelli recorded in the RMC office for Greenville County in Plat Book AA at Page 193, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Batesview Drive, at joint front corner of lots # 44 and 45, which pin is 300 feet in a northerly direction from Carmell Street, and running thence with the line of lot # 45, N. 56-13 E. 245 feet to an iron pin; thence N. 31-27 W. 130 feet to pin in rear line of lot # 43; thence in a new line through lot # 43, S. 56-13 W. 250.1 feet to pin on Batesview Drive; thence with the eastern side of Batesview Drive, S. 33-50 E. 130 feet to the point of beginning.

Being the same premises conveyed to the mortgagor by Louise M. Davis by deed recorded in Book of Deeds _____ at Page _____.

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.