

First Mortgage on Real Estate

MORTGAGE

MILES
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 19 3 51 PM 1961

TO ALL WHOM THESE PRESENTS MAY CONCERN: Betty Jean Hall Washington and Benjamin Jerry Washington,

(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 Seven Thousand and no/100

DOLLARS (\$7,000.00), with interest thereon from date at the rate of Six (6%) per centum per annum, said principal and interest to be repaid in monthly instalments of Fifty-Nine and no/100 Dollars (\$59.00) 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 Gantt Township, located about five miles from the City of Greenville, containing 1.34 acres, and having, according to a survey made by J. Mack Richardson on April 12, 1956, the following courses and distances:

BEGINNING at an iron pin in the center of road, at corner of property now or formerly owned by Taylor and running thence along Taylor line S. 82-21 E. 230 feet to pin in line of property formerly owned by Jeff Ware; thence with the line of said property N. 10-24 E. 204 feet to pin; thence continuing with line of said property N. 61-20 W. 41.4 feet to pin at corner of McCullough property; thence with line of McCullough property N. 61-20 W. 188.75 feet to pin in center of road; thence with center of said road S. 23 W. 132 feet to pin at bend in road; thence S. 3-43 W. 160 feet to the beginning corner.

Said premises being shown as Lot 33.5, Block 1, Page 406.1 of the County Block Book, and being the same property conveyed to Benjamin Washington by deed recorded in Deed Book 588, at page 416, and conveyed by Benjamin Washington to the Mortgagor by deed recorded in Deed Book 677, at page 399.

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.