

First Mortgage on Real Estate

OCT 12 4 21 PM 1961

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Louise D. Crain (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 **Fourteen thousand eight hundred and No/100-----** DOLLARS (\$ 14,800.00), 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 **Ninety-five and No/100-----** Dollars (\$ 95.00) 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, **situate in the south-western corner of the intersection of Don Drive and Carolina Avenue, near the City of Greenville, being shown as Lot No. 40 on a plat of Gower Estates, Section A, recorded in the RMC Office for Greenville County in Plat Book QQ at Pages 146 and 147 and being further described, according to said plat, as follows:**

BEGINNING at an iron pin at the joint front corner of Lots Nos. 39 and 40 on the western side of Carolina Avenue, and running thence along Lot No. 40 N. 65-18 W. 162.5 feet; thence N. 31-20 E. 135 feet to an iron pin on the southern side of Don Drive; thence along Don Drive S. 67-39 E. 116 feet to an iron pin; thence along the curve of Don Drive and Carolina Avenue (the chord of which is S. 22-39 E. 35.3 feet) to an iron pin on the western side of Carolina Avenue; thence along Carolina Avenue S. 22-21 W. 115 feet to the beginning corner.

Being the same property conveyed to the mortgagor by deed recorded in Deed Book 683 at Page 303.

It is understood that the within mortgage secures a loan insured by the Mortgage Guaranty Insurance Corporation. It is agreed that the mortgagee may at the expiration of ten years require the said loan to be insured by the Mortgage Guaranty Insurance Corporation for an additional period of five years at a premium amounting to not more than one-half of one per cent of the principal balance then existing. That this mortgage shall secure the mortgagee for any sum that may be advanced in payment of said insurance premium, and that all sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the mortgagee.

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.