

BOOK 872 PAGE 477

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.
OCT 28 12 05 PM 1961

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LILLIE FAHNSWORTH,
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: **JAMES FERONE and VINCENT J. FERONE**

(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

Forty-Five Thousand and No/100
DOLLARS (\$ 45,000.00), 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 **Three Hundred Eighty-Two and No/100** Dollars (\$ 382.00) 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, **City of Greenville, as shown on plat of property of Vince Ferone's Shop, prepared by Piedmont Engineering Service, dated May 26, 1961, recorded in the office of the R. M. C. for Greenville County in Plat Book 22, Page 29, and having according to said plat the following metes and bounds, to-wit:**

BEGINNING at an iron pin at the southeastern corner of property belonging to The South Carolina National Bank of Charleston, said point being 350 feet, more or less, from the eastern side of South Carolina Highway 291, on the right of way of a South Carolina highway; thence along the line of property of The South Carolina National Bank of Charleston, N. 34-29 E. 100.65 feet to an iron pin; thence N. 55-31 W. 90.5 feet to an iron pin in line of property of The South Carolina National Bank at the southeastern corner of property belonging to New South Development Corporation; thence along the line of property of New South Development Corporation, N. 26-11 E. 100 feet to an iron pin; thence a new line through property of The McAllister Corp., S. 55-31 E. 195 feet to an iron pin; thence turning and running S. 26-11 W. 154.95 feet to an iron pin on the right of way of the aforementioned South Carolina Highway; thence along the right of way of said South Carolina highway, N. 81-35 W. 62.0 feet to an iron pin; thence continuing along said right of way, N. 74-09 W. 59.85 feet to the beginning corner.

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.

IN FULL
A DEED AND
RECORDED